

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to it in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **VALOR COMMUNITIES, LLC, A LIMITED LIABILITY COMPANY** (herein referred to as “Grantor”) does by these presents grant, bargain, sell and convey unto **JEFFREY TYLER AND SUSAN MARIE TYLER, HUSBAND AND WIFE** (herein referred to as “Grantees”) for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to-wit:

All that certain lot or parcel of land situated in the **County of SHELBY**, State of Alabama, and being more particularly described as follows:

LOT 125, ACCORDING TO THE SURVEY OF HERITAGE TRACE, PHASE 3, AS RECORDED IN MAP BOOK 39, PAGE 17, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set its hand and seal this 7th day of October, 2016.

VALOR COMMUNITIES, LLC

By: Leigh Penick Design Agent {L.S.}
KSB HOMES, LLC, MANAGING MEMBER,
BY LEIGH PENICK, DESIG. AGENT

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, A Notary Public in and for said county and state, hereby certify that LEIGH PENICK, whose name is signed as DESIGNATED AGENT for KSB HOMES, LLC, MANAGING MEMBER of VALOR COMMUNITIES, LLC, and who is known to me, acknowledged before me on this date that, being informed of the contents of this conveyance, HE/SHE executed the same voluntarily as and for the act of said limited liability company on the day the same bears date

This 7th day of October, 2016

Melissa Eddy
Notary Public: Melissa Eddy
My commission expires: 06-06-2020
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Grantor's Name and mailing address:
VALOR COMMUNITIES, LLC

118 WHITESTONE DRIVE
MCDONOUGH, GA 30253

Grantee's Name and mailing address:

JEFFREY TYLER
SUSAN TYLER
177 HERITAGE TRACE PKWY, MONTEVALLO, AL 35115

Property address:

177 HERITAGE TRACE PKWY, MONTEVALLO, AL 35115

Date of Sale: October 7, 2016

Total Purchase Price: 299,900.00

Or

Actual Value:

Or

Assessed Value: .00

The Purchase price or actual value claimed on this form can be verified in the following documentary evidence: (Check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☐ Other

This property does _____ does not _____ constitute the homestead of the Grantor or the Grantor's spouse. (Check One)

THIS INSTRUMENT PREPARED BY:

Justin G. South
Wolfe, Jones, Wolfe, Hancock, Daniel &
South, LLC

Huntsville, AL 35801
T: 256-534-2205 F:256-534-0854
File # S16-1616

