



20161018000381370 1/2 \$34.50
Shelby Cnty Judge of Probate, AL
10/18/2016 08:26:55 AM FILED/CERT

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 **GRANT URBANSKI AND FAITH URBANSKI, 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 47, ACCORDING TO THE SURVEY OF LAKE FOREST, SIXTH SECTOR, AS RECORDED IN MAP BOOK 36, PAGE 35-A AND 35-B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. (ALSO KNOWN AS 191 RED BAY DRIVE.)

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of SHELBY County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.


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.

Shelby County, AL 10/18/2016
State of Alabama
Deed Tax: \$16.50

In Witness Whereof, the said Grantor has set its hand and seal this 30th day of September, 2016.

VALOR COMMUNITIES, LLC

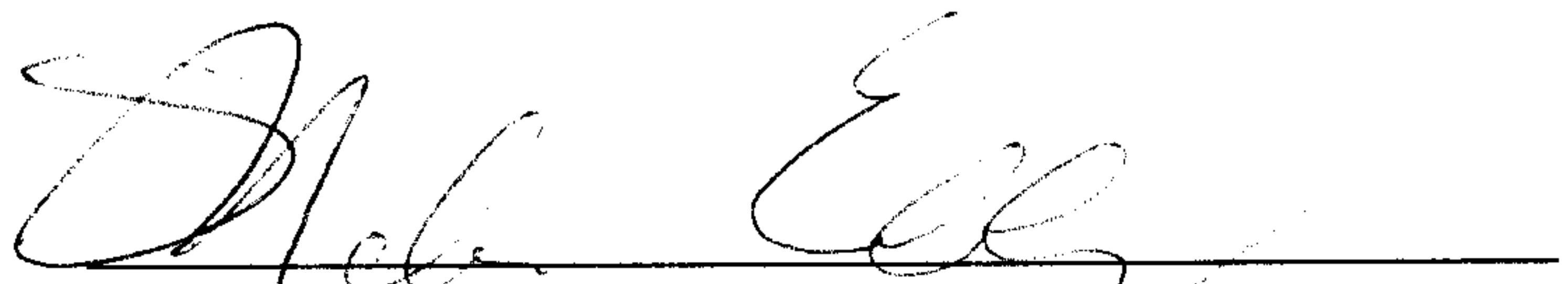
By:  {L.S.}
KSB HOMES, LLC, MANAGING
MEMBER, BY LEIGH PENICK, DESIG.
AGENT

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 30th day of September, 2016


Notary Public: Melissa Eddy
My commission expires: 06-06-2020

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

118 WHITESTONE DRIVE
MCDONOUGH, GA 30253

Property address:
191 RED BAY DRIVE, MAYLENE, AL 35114

Grantee's Name and mailing address:
GRANT URBANSKI
FAITH URBANSKI
191 RED BAY DRIVE, MAYLENE, AL 35114

Date of Sale: September 30, 2016

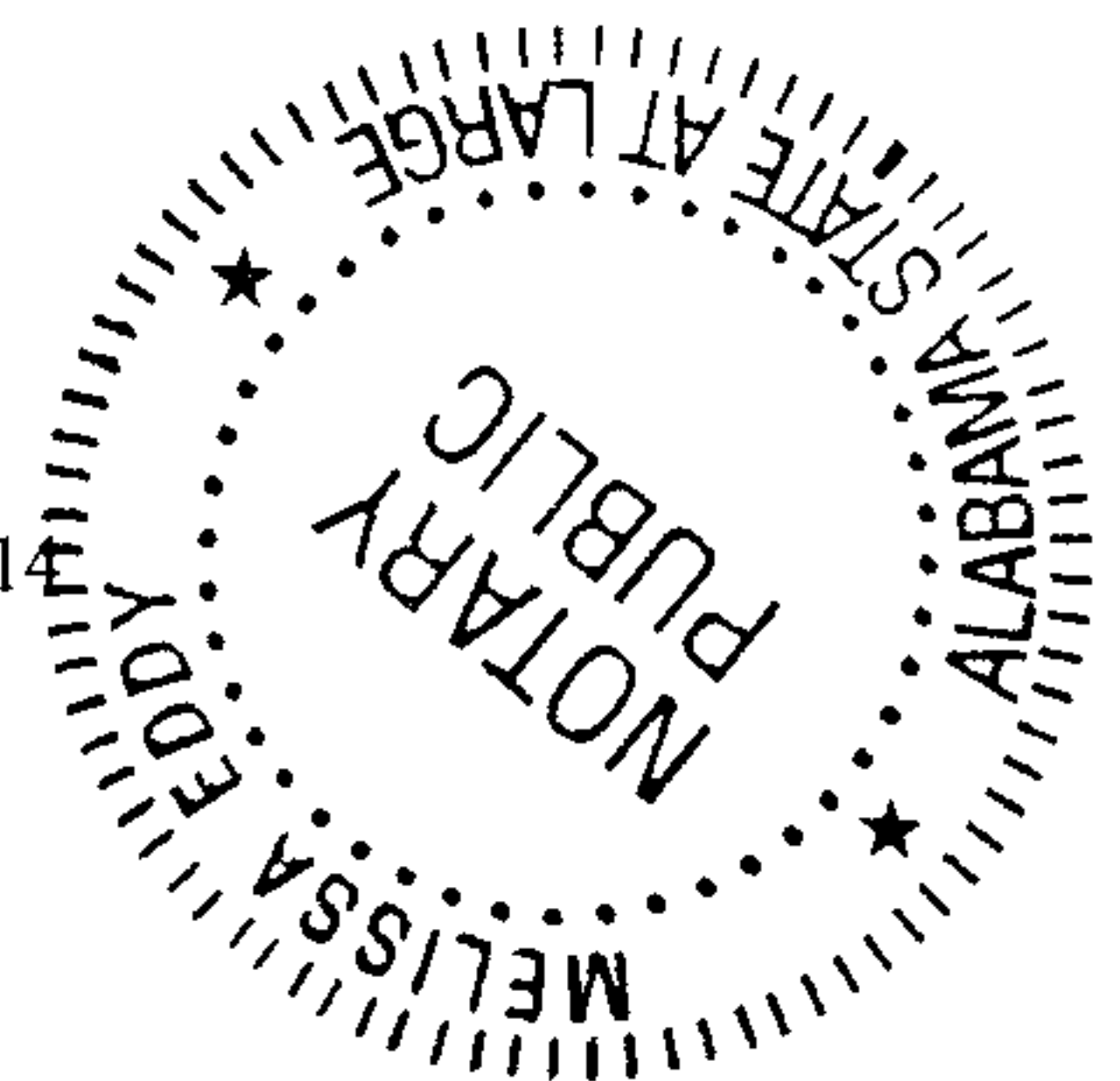
Total Purchase Price: 324,631.00

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 # S16-1632

