

# 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 **MEGAN M. PICKERING AND WALFORD A. PICKERING, WIFE AND HUSBAND** (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 71, ACCORDING TO THE SURVEY OF LAKE FOREST, SIXTH SECTOR, AS RECORDED IN MAP BOOK 36, PAGE 35 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

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.

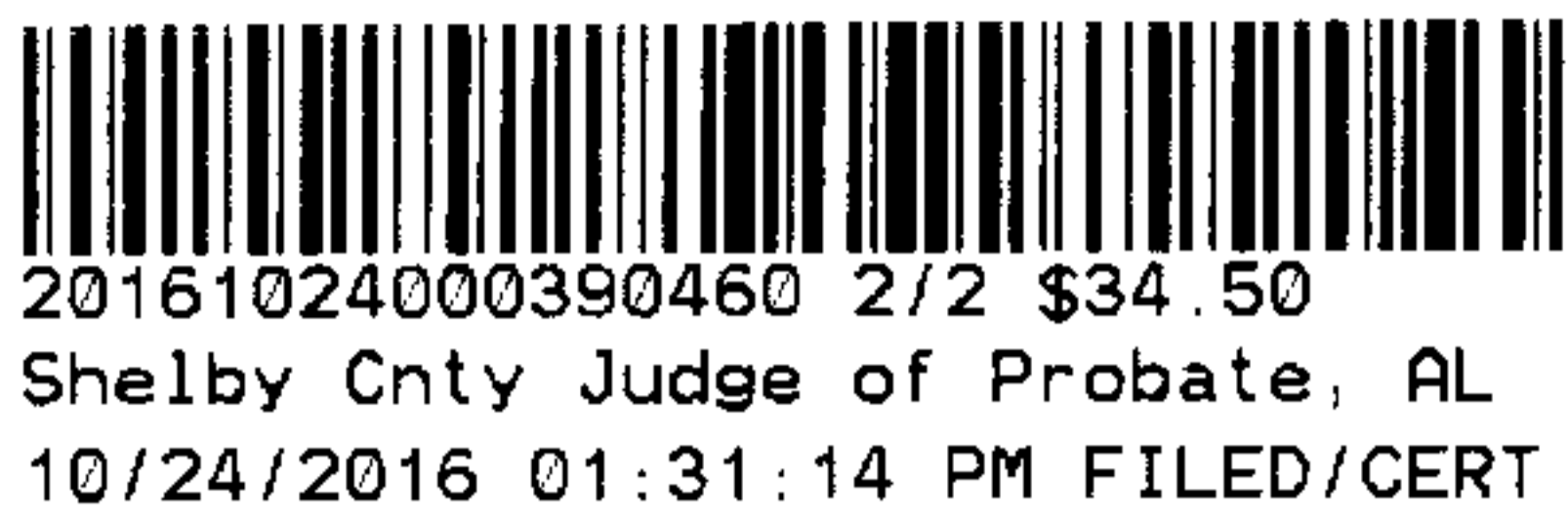
**To Have and To Hold** the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 10/24/2016  
State of Alabama  
Deed Tax: \$16.50

In Witness Whereof, the said Grantor has set its hand and seal this 14th day of October, 2016.

VALOR COMMUNITIES, LLC



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

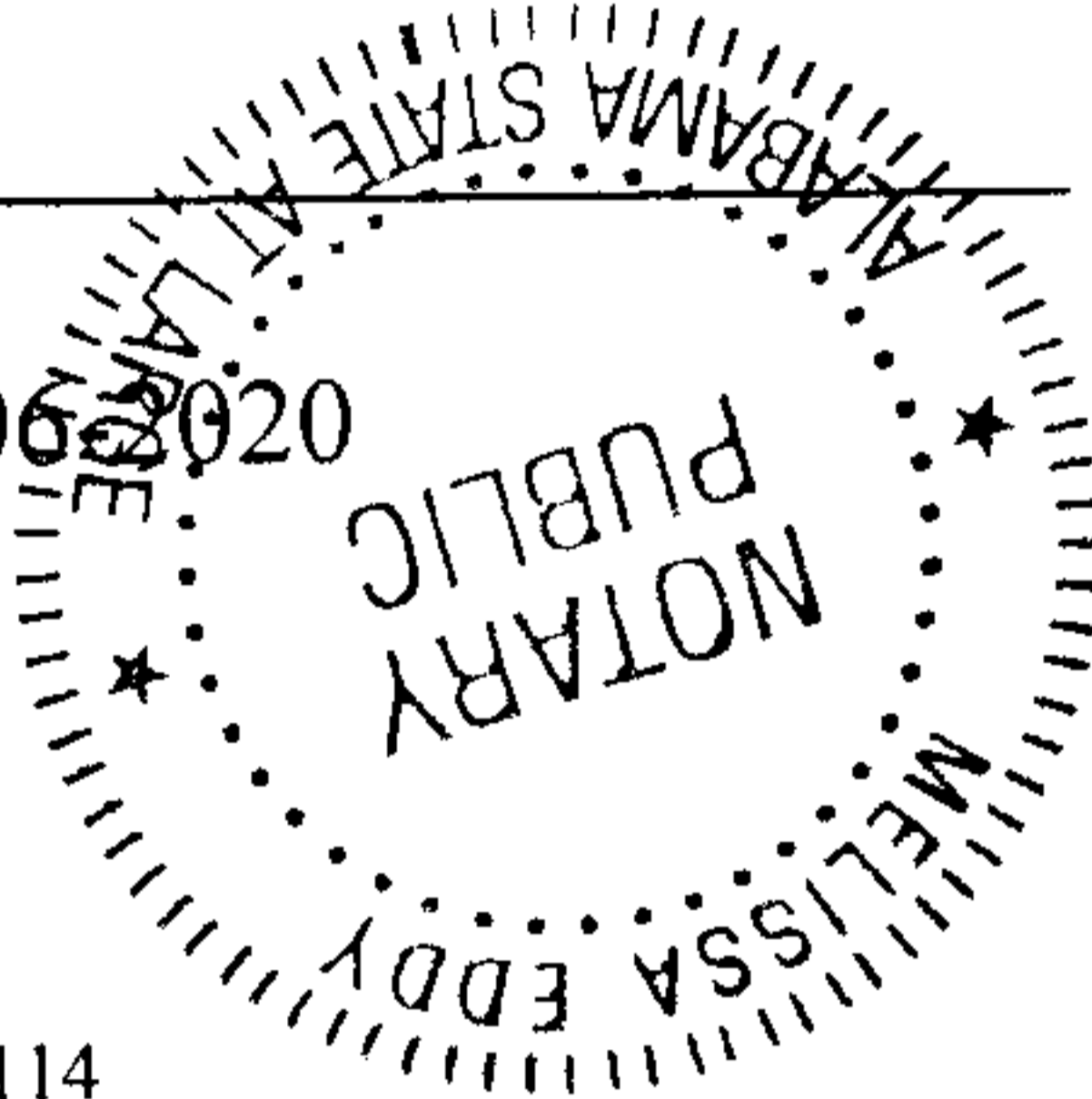
STATE OF ALABAMA

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 14th day of October, 2016

*Melissa Eddy*  
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

Grantee's Name and mailing address:  
MEGAN M. PICKERING  
WALFORD A. PICKERING  
200 RED BAY DRIVE, MAYLENE, AL 35114

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

Date of Sale: October 14, 2016

Total Purchase Price: 330,100.00  
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 # S16-1666