

Send tax notice to:

John H. Musgrove and Glenda S. Musgrove

2060 Highway 150  
Bessemer, AL 35022

This instrument prepared by:

Stewart & Associates, P.C./S. Kent Stewart

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY OF Shelby

20170320000092880

03/20/2017 01:42:47 PM

DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Seven Hundred Four Thousand and 00/100 Dollars (\$704,000.00) in hand paid to the undersigned, **Gallant Lake, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor") by John H. Musgrove and Glenda S. Musgrove (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Robertwood Estates, as recorded in Map Book 43, page 126, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.

Building and setback lines, restrictions, covenants and conditions of record.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD unto the Grantees, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown 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 same to the Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Gallant Lake, LLC, an Alabama Limited Liability Company, by Connor Farmer and Wes Davis its Members, who are authorized to execute this conveyance, have caused this conveyance to be executed on this, the 20th day of March, 2017.

Gallant Lake, LLC,  
an Alabama limited Liability Company

By:   
Connor Farmer

ITS Member

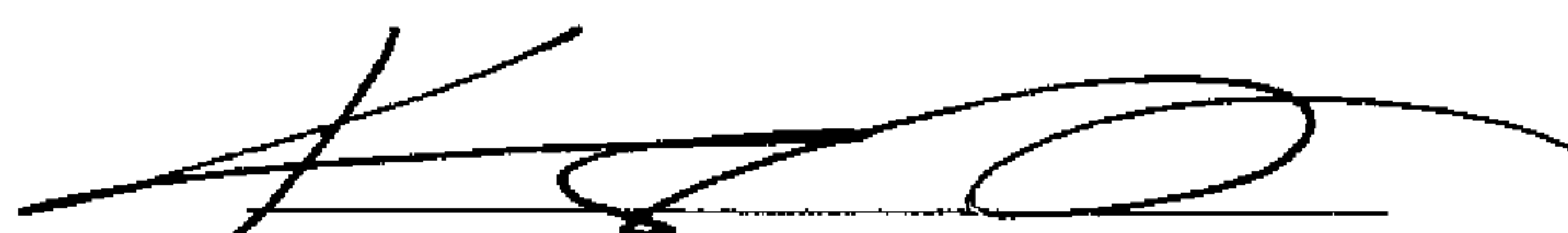
By:   
Wes Davis

ITS Member

STATE OF ALABAMA  
COUNTY OF SHELBY

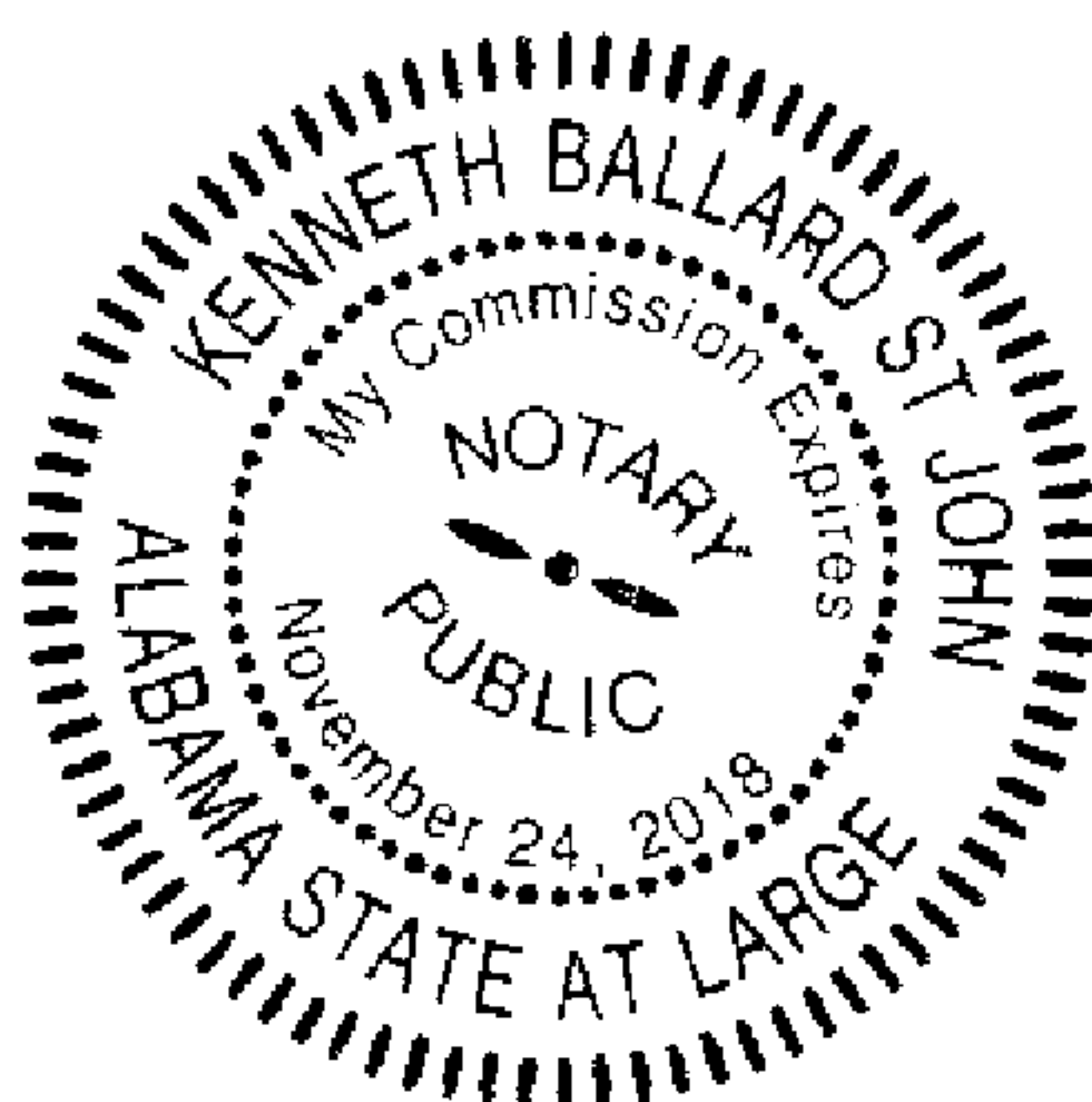
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer and Wes Davis whose names as Members of Gallant Lake, LLC, an Alabama limited liability company, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they in their capacity as such members and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 20<sup>th</sup> day of March, 2017.

  
Notary Public

Print Name: Kenneth Ballard St. John  
Commission Expires:

11/24/2018



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name  
Mailing Address

Gallant Lake LLC  
120 Bishop  
Pelham AL 3524

Grantee's Name  
Mailing Address

John H Musgrave  
Glenda S Musgrave  
2060 Hwy 150  
Bessemer AL 35022

Property Address

52 Cahaba Oaks Ln  
Indian Springs

Date of Sale

3/20/17

Total Purchase Price \$

704,000

or

Actual Value

\$

or

Assessor's Market Value \$

20170320000092880 03/20/2017 01:42:47 PM DEEDS 3/3

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

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/20/17

Print

Kenneth B. St. John

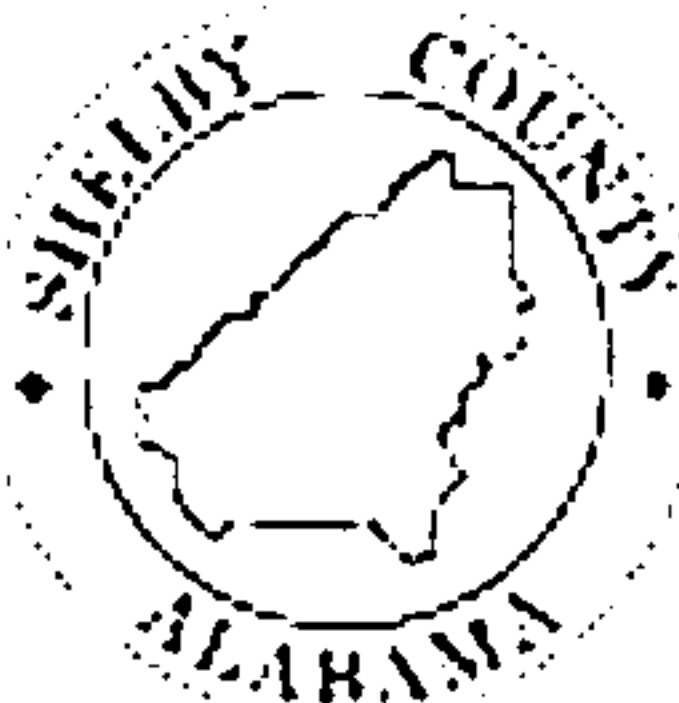
Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/20/2017 01:42:47 PM  
\$725.00 CHERRY  
20170320000092880

John H. Musgrave