


THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20170404000114450 1/3 \$86.00
Shelby Cnty Judge of Probate, AL
04/04/2017 04:03:12 PM FILED/CERT

Shelby County, AL 04/04/2017
State of Alabama
Deed Tax: \$65.00

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Sixty Five Thousand and no/100's Dollars (\$65,000.00)** to the undersigned grantor,

Creekwater Development, LLC, a member managed Alabama limited liability company

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantor does grant, bargain, sell and convey unto

Chad Souers and Tonya Souers

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 347 according to the Survey of Creekwater Phase 111A, as recorded in Map Book 46, Page 100, in the Probate Office of Shelby County, Alabama.

This conveyance subject to:

- 1. Taxes for the year 2017 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, Including release of damages.**
- 4. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2016-34944.**
- 5. Restrictions appearing of record in Inst. No. 2015-44050; Inst. No. 2015-44052; Inst. No. 2016-17369; Inst. No. 2007-34511; Inst. No. 2008-42608; Inst. No. 2011-18665 and Inst. No. 2015-44051.**

TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And grantor does for itself and its successors and assigns covenant with the said grantees, their heirs, successors and assigns, that the grantor is lawfully seized in fee simple of said premises, that they

are free of all encumbrances, unless otherwise noted above; that the grantor has a good right to sell and convey the same as aforesaid; that the grantor will and its successors and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Connor Farmer as Manager of Smith Commercial Investments, LLC, a member of Creekwater Development, LLC has set his signature and seal this the 31st day of March, 2017.

ATTEST:

Creekwater Development, LLC

Connor Farmer-Manager of Smith
Commercial Investments, LLC - Member

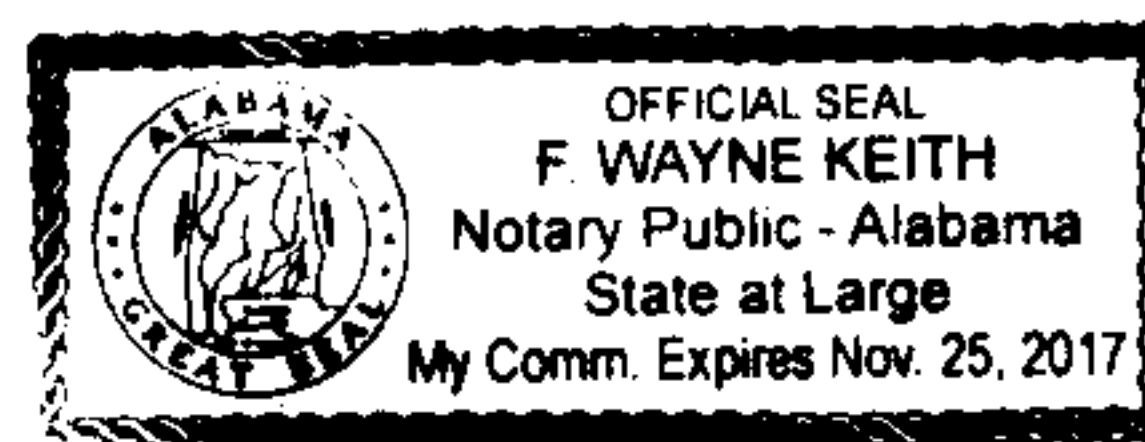
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, whose name as Manager of Smith Commercial Investments, LLC, a Member of Creekwater Development, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he as such 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 seal this the 31st day of March, 2017.

Notary Public

SEND TAX NOTICE TO:
Chad Souers
571 Bentmoor Drive
Helena, Alabama 35080



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Real Estate Sales Validation Form

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

Grantors' Name: Creekwater Development, LLC

Mailing Address : 120 Bishop Circle
Pelham, AL 35124

Grantee's Name: Chad Souers
Tonya Souers

Mailing Address: 571 Bentmoor Drive
Helena, AL 35080

Property Address: See legal description on Deed

Date of Transfer: March 31, 2017

Total Purchase Price \$65,000.00

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

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

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: March 31, 2017

x

Sign


verified by closing agent
F. Wayne Keith Attorney

RT-1



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