


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


20170404000114460 1/3 \$73.00
Shelby Cnty Judge of Probate: AL
04/04/2017 04:03:13 PM FILED/CERT

_____[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 **Two Hundred, Fifty Nine Thousand and no/100's Dollars (\$259,000.00)** to the undersigned,

Gallant Lake, LLC, a member managed Alabama limited liability company

hereinafter referred to as grantor, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

John Morris and Stacy Morris

hereinafter referred to as 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 First Addition to Cahaba Valley Trace, as recorded in Map Book 46, Page 48, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching prior to the date the grantee of their lender acquires for value of record the estate or interest or mortgage herein.**
- 2. Standard Exceptions:**
 - (a) Rights or claims of parties in possession not shown by the public records.**
 - (b) Easements, or claims of easements, not shown by the public records.**
 - (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.**
 - (d) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
 - (e) Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.**
- 3. Taxes for the year 2017 and subsequent years.**
- 4. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 5. 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.**
- 6. Restrictions appearing of record in Inst. No. 2916-22523.**
- 7. Right-of-way granted to Alabama Power Company recorded in Volume 231, Page 252.**

\$207,200.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

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 for 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 grantor has hereunto set my hand and seal, this the 30th day of March, 2017.

ATTEST::

Gallant Lake, LLC

Connor Farmer
Its Member



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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA
SHELBY COUNTY

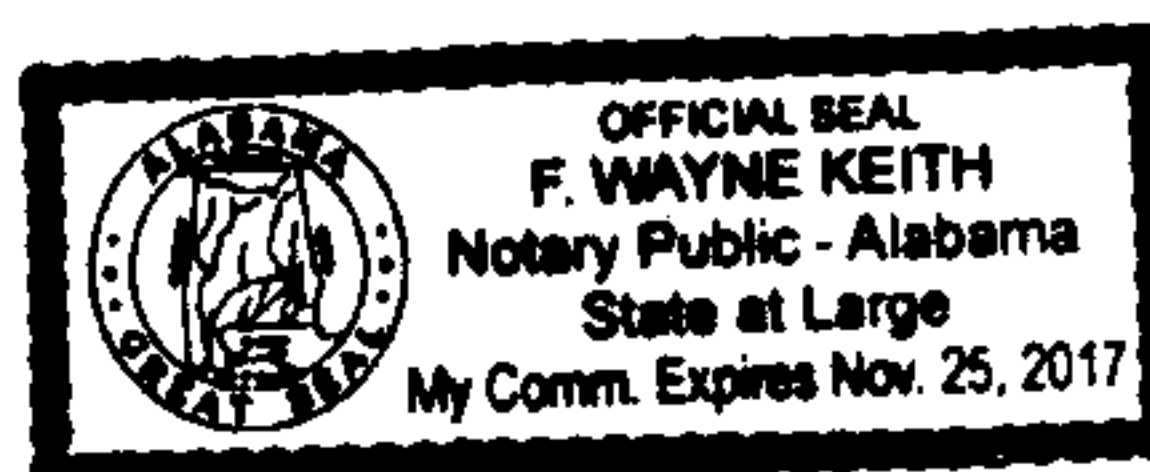
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, whose name as Member of Gallant Lake, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he, as such Member executed the same voluntarily and as the act of Gallant Lake, LLC on the day the same bears date.

Given under my hand and seal this the 30th day of March, 2017.

Notary Public

SEND TAX NOTICE TO:

John Morris
3004 Oak Meadow Circle
Birmingham, Alabama 35242



Real Estate Sales Validation Form

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

Grantors' Name: Gallant Lake, LLC

Mailing Address : 120 Bishop Circle
Pelham, AL 35124

Grantee's Name: John Morris
Stacy Morris

Mailing Address: 3004 Oak Meadow Circle
Birmingham, AL 35242

Property Address: See legal description on Deed

Date of Transfer: March 30, 2017

Total Purchase Price \$259,000.00

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	Appraisal
x	Sales Contract	Other
x	Closing Statement	

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 30, 2017

Sign

x

verified by closing agent
F. Wayne Keith Attorney

RT-1



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Shelby County, AL 04/04/2017
State of Alabama
Deed Tax:\$52.00