

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Jake Ganus and Peyton Ganus  
277 Normandy Lane  
Chelsea, AL 35043

STATE OF ALABAMA )

**JOINT SURVIVORSHIP DEED**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Four Hundred Nineteen Thousand Nine Hundred and 00/100 (\$419,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Little Narrows, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Jake Ganus and Peyton Ganus**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 38, according to the Survey of Courtyard Manor, as recorded in Map Book 35, Page 144 A and B, in the Probate Office of Shelby County, Alabama.**

Subject To:

Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017.  
Existing covenants and restrictions, easements, building lines and limitations of record.


This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

\$335,920.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S, successors and assigns, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 04/12/2017  
State of Alabama  
Deed Tax: \$84.00

  
20170412000122890 1/3 \$105.00  
Shelby Cnty Judge of Probate, AL  
04/12/2017 08:16:56 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized Member hereunto set its hand and seal this the **5th** day of **April**, 2017.


Little Narrows, LLC,  
an Alabama limited liability company  
by its member  
International Investments, LLC,  
an Alabama limited liability company

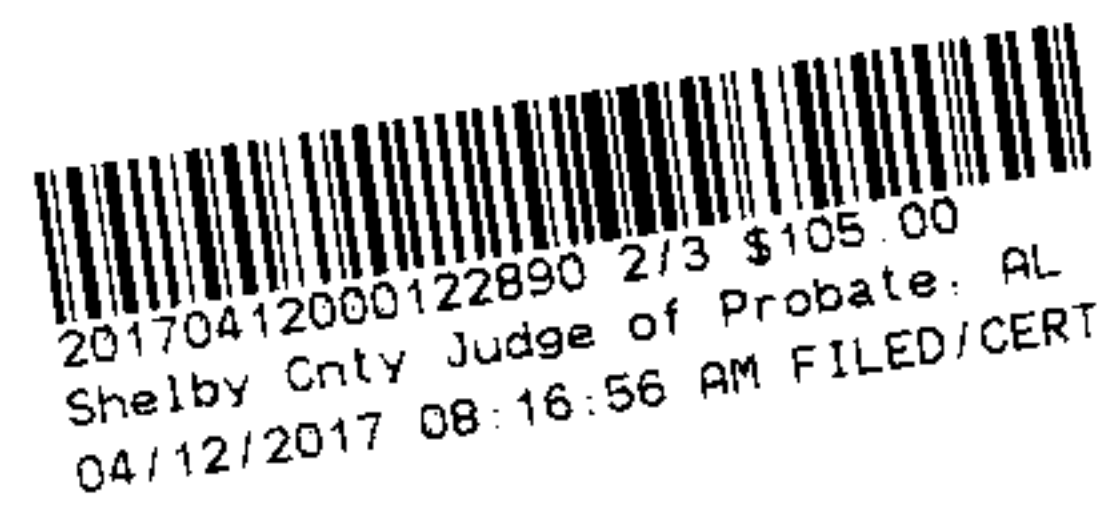
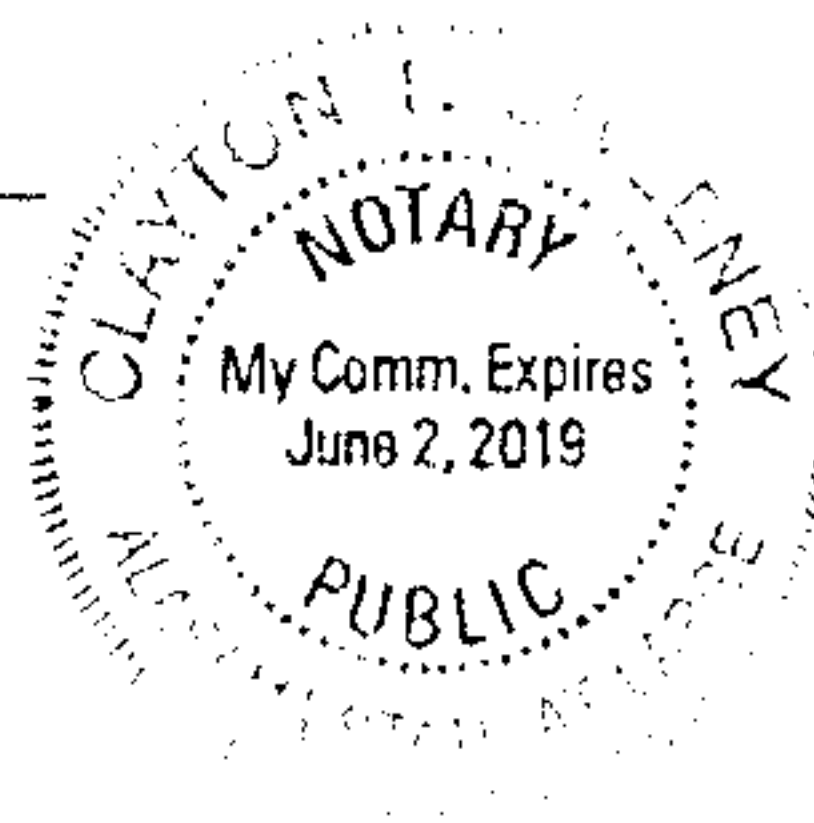
By:   
Issac David, Manager

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Issac David, whose name as Manager of International Investments, LLC, an Alabama limited liability company acting in its capacity as member of Little Narrows, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, in his capacity as such Manager, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as such member of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of April, 2017.

  
NOTARY PUBLIC  
My Commission Expires: 6/2/2019



# Real Estate Sales Validation Form

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

Grantor's Name	Little Narrows, LLC	Grantee's Name	Jake Ganus and Peyton Ganus
Mailing Address	PO Box 381131 Birmingham, AL 35238	Mailing Address	277 Normandy Lane Chelsea, AL 35043
Property Address	277 Normandy Lane Chelsea, AL 35043	Date of Sale	April 5, 2017
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ 419,900.00
		or	
		Assessor's Market Value	\$ _____

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)

- |   |  |
|---|--|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal                           |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other – Tax assessor's market value |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> Deed                                |

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 \_\_\_\_\_

Little Narrows, LLC, by International Investments, LLC  
Print its Member By: Issac David, Manager

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



20170412000122890 3/3 \$105.00  
Shelby Cnty Judge of Probate, AL  
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