

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, AN ALABAMA LIMITED LIABILITY COMPANY** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **BRETT LYNN KOGER AND ASHLEY MICHELE KOGER, HUSBAND AND WIFE** (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:

LOT 65, ACCORDING TO THE SURVEY OF LAKE FOREST, SIXTH SECTOR, AS RECORDED IN MAP BOOK 36, PAGE 35, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

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.

In Witness Whereof, Leigh Penick, as Designated Agent of KSB Homes, LLC, as Managing Member of Valor Communities, LLC has set her hand and seal this 29th day of September, 2017.

VALOR COMMUNITIES, LLC

By: KSB Homes, LLC, Managing Member

By:  **(L.S.)**

Leigh Penick, as Designated Agent



20171010000368230 1/2 \$44.50
Shelby Cnty Judge of Probate, AL
10/10/2017 01:52:27 PM FILED/CERT

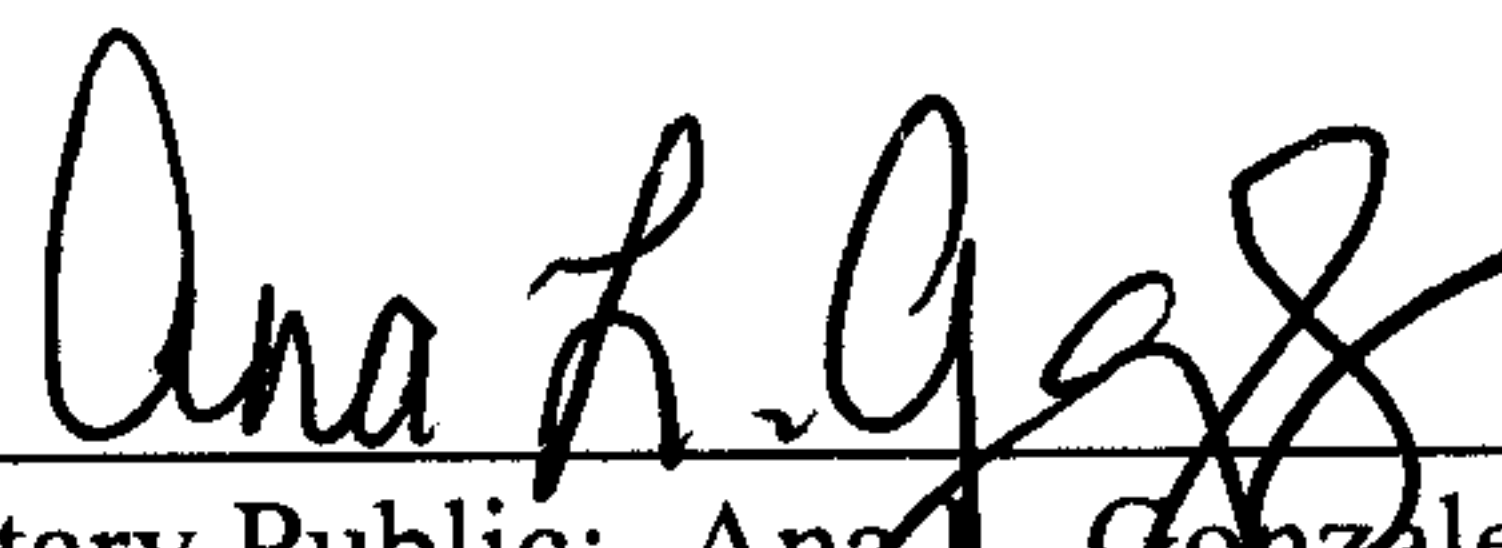
Shelby County, AL 10/10/2017
State of Alabama
Deed Tax: \$26.50

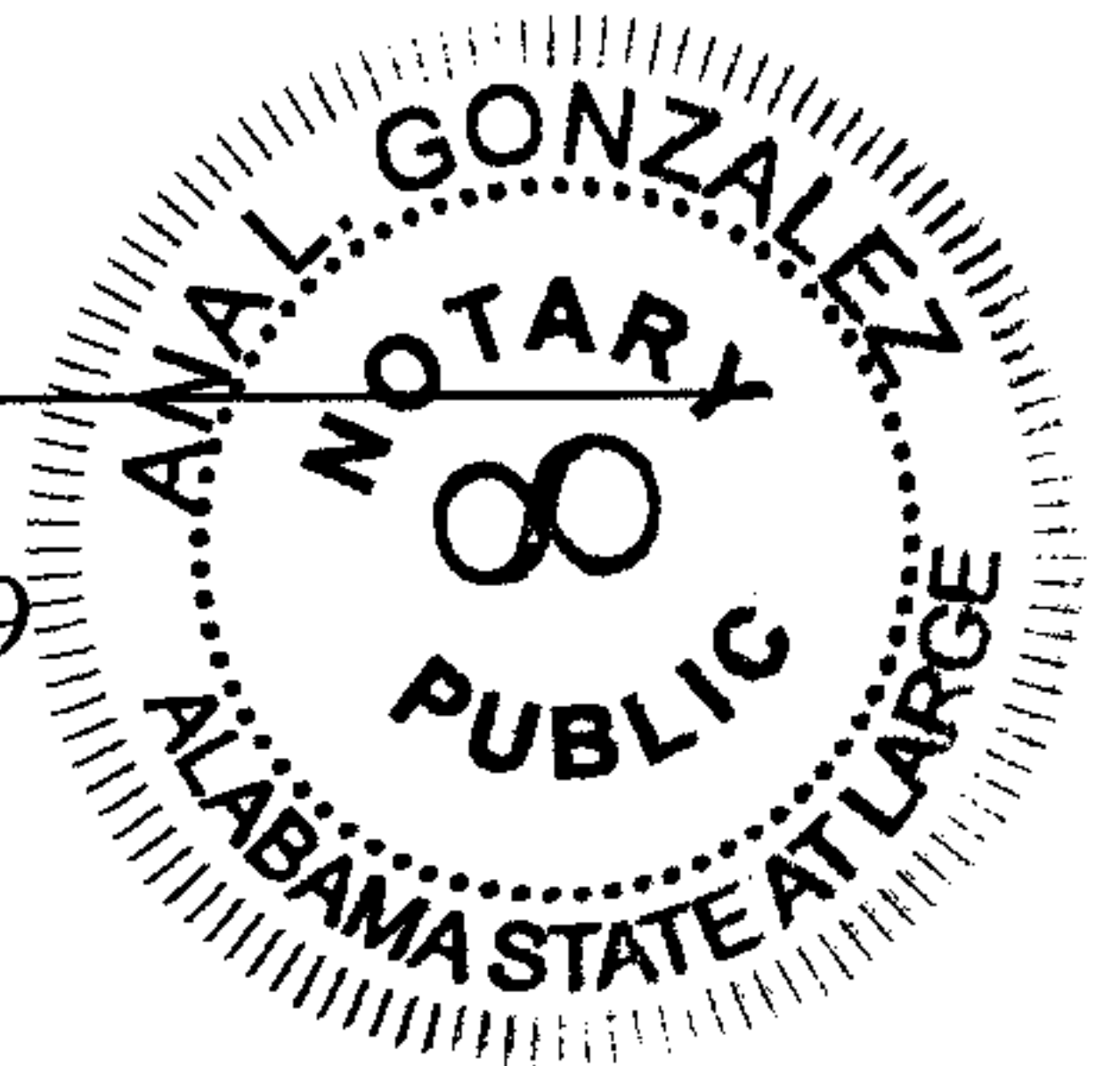
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, A Notary Public in and for said county and state, hereby certify that **Leigh Penick**, whose names is signed as **Designated Agent** of **KSB HOMES, LLC** as **MANAGING MEMBER** of **VALOR COMMUNITIES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, and who is known to me, acknowledged before me on this date that, being informed of the contents of this conveyance, SHE executed the same voluntarily as and for the act of said corporation on the day the same bears date.

This 29th day of September, 2017.


Notary Public: Ana L. Gonzalez
My commission expires 04/02/2019



Grantor's Name and mailing address:
VALOR COMMUNITIES, LLC

7800 MADISON BLVD.
HUNTSVILLE, AL 35806

Grantee's Name and mailing address:
BRETT LYNN KOGER
ASHLEY MICHELE KOGER
224 RED BAY DR., MAYLENE, AL 35114

Property address:
224 RED BAY DR., MAYLENE, AL 35114

Date of Sale: September 29, 2017

Total Purchase Price: 353,248.00

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
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Huntsville, AL 35801
T: 256-534-2205 F:256-534-0854
File # S17-1896

