

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Gallant Lake, LLC
120 Bishop Circle
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Four Hundred Ten Thousand Forty and 00/100 Dollars (\$410,040.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Pamela Jones Hiam and Elizabeth Jones Missimer, as Co-Personal Representatives of the Estate of Floyd Franklin Jones, Jr., deceased, Probate Case No. PR-2016-000098, Pamela Jones Hiam as Trustee of the Testamentary Trust created under the Will of Floyd Franklin Jones, Jr., Probate Case No. PR-2016-000098 and Elizabeth Jones Missimer, as Trustee of the Testamentary Trust created under the Will of Floyd Franklin Jones, Jr., Probate Case No. PR-2016-000098

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Gallant Lake, LLC

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby County, Alabama** to-wit:

see Exhibit "A" attached hereto

Subject to: (1) 2018 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.


Shelby County, AL 10/25/2017
State of Alabama
Deed Tax: \$410.50

20171025000387240 2/5 \$440 50
Shelby Cnty Judge of Probate, AL
10/25/2017 12:24:18 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this

16 day of October, 2017.

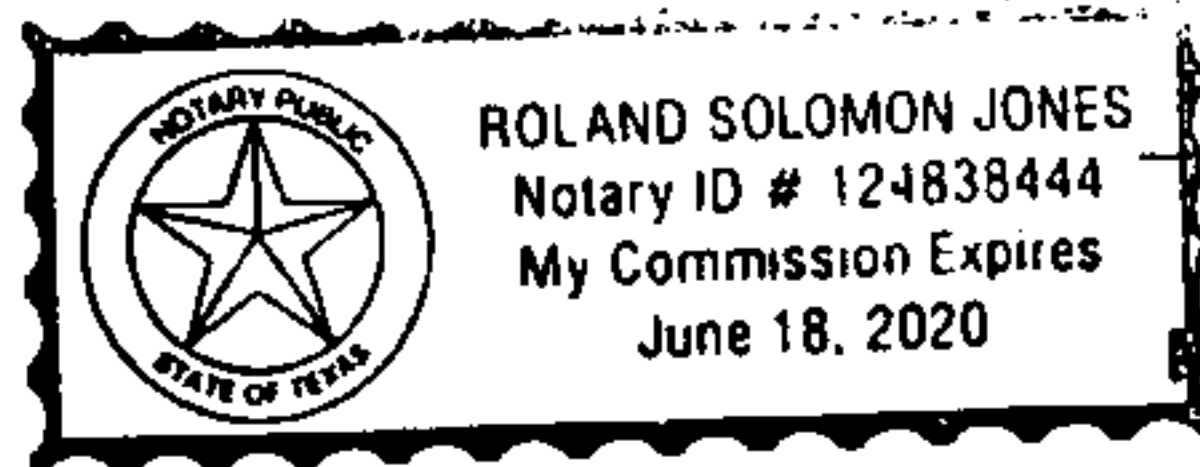
Estate of Floyd Franklin Jones, Jr.
and Testamentary Trust created under the will
of Floyd Franklin Jones, Jr.

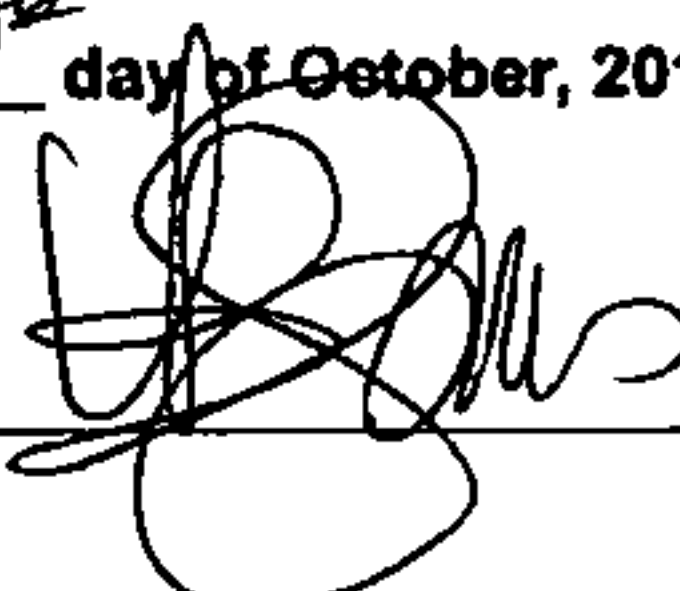

BY: Pamela Jones Hiam
ITS: Personal Representative/Trustee

STATE OF TEXAS
Collin COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Pamela Jones Hiam as Personal Representative of Estate of Floyd Franklin Jones, Jr. and as Trustee of the Testamentary Trust created under the Will of Floyd Franklin Jones, Jr., whose name 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 conveyance and with full authority as such Personal Representative and Trustee, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of October, 2017.



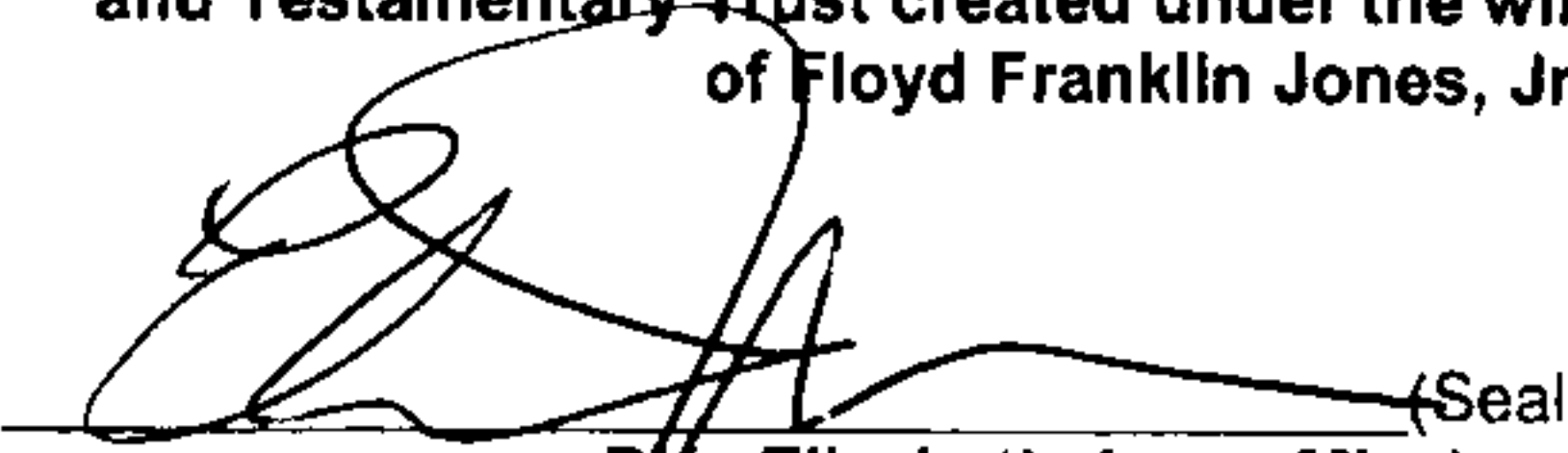

Notary Public
My Commission Expires: June 18, 2020



20171025000387240 3/5 \$440.50
Shelby Cnty Judge of Probate, AL
10/25/2017 12:24:18 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this
16th day of October, 2017.

Estate of Floyd Franklin Jones, Jr.
and Testamentary Trust created under the will
of Floyd Franklin Jones, Jr.


 (Seal)
By: Elizabeth Jones Missimer
ITS: Personal Representative/Trustee

STATE OF Georgia
Colton COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Elizabeth Jones Missimer as Personal Representative of Estate of Floyd Franklin Jones, Jr. and as Trustee of the Testamentary Trust created under the Will of Floyd Franklin Jones, Jr.,** whose name 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 conveyance and with full authority as such **Personal Representative and Trustee**, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of October, 2017.




Notary Public

Commission Expires: Dec 21, 2020



20171025000387240 4/5 \$440 50
Shelby Cnty Judge of Probate, AL
10/25/2017 12:24:18 PM FILED/CERT

EXHIBIT A

A parcel of land situated in the SW 1/4 of the NE 1/4, the W 1/2 of the SE 1/4, the NE 1/4 of the SW 1/4, and the SE 1/4 of the NW 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the SW corner of the NW 1/4 of the SE 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence N 88°43'59" W a distance of 206.28' to a point in the centerline of a branch; thence along the centerline of said branch the following bearings and distances: N 28°53'34" W a distance of 64.84'; N 40°56'40" W a distance of 100.49'; N 00°09'43" W a distance of 1,314.80'; N 01°26'28" E a distance of 383.31'; N 67°39'45" W a distance of 65.48'; N 04°43'07" W a distance of 64.17' to a point in the centerline of Beaverdam Creek; thence along the centerline of Beaverdam Creek the following bearings and distances: N 62°16'18" E a distance of 172.99'; S 51°48'56" E a distance of 39.14'; S 14°23'07" W a distance of 76.28'; S 00°45'39" E a distance of 40.13'; S 42°49'39" E a distance of 80.75'; S 12°20'33" E a distance of 75.33'; N 61°50'40" E a distance of 49.02'; N 45°24'30" E a distance of 55.69'; S 81°40'22" E a distance of 19.74'; S 48°58'41" E a distance of 139.92'; S 72°28'19" E a distance of 83.91'; N 25°43'04" W a distance of 95.66'; N 12°26'31" E a distance of 83.45'; N 66°13'47" E a distance of 33.00'; S 87°36'54" E a distance of 160.11'; S 20°22'17" E a distance of 116.07'; S 17°03'24" W a distance of 92.47'; S 50°22'42" E a distance of 139.86'; S 18°12'47" W a distance of 138.81'; thence S 64°28'32" E and leaving the centerline of Beaverdam Creek, a distance of 19.97'; thence N 58°54'49" E a distance of 316.51'; thence N 62°26'22" E a distance of 73.95'; thence N 62°16'07" E a distance of 144.38'; thence S 03°02'10" E a distance of 200.01'; thence S 89°14'12" E a distance of 426.49' to a point on the West right of way of Shelby County Highway #17; thence along said right of way with a curve turning to the left with an arc length of 348.66', with a radius of 1,313.07', with a chord bearing of S 07°47'13" W, with a chord length of 347.64'; thence S 00°10'48" W along said right of way a distance of 198.40'; thence along said right of way with a curve turning to the right with an arc length of 582.59', with a radius of 5,689.78', with a chord bearing of S 03°06'48" W, with a chord length of 582.34'; thence S 06°02'48" W along said right of way a distance of 357.10'; thence along said right of way with a curve turning to the right with an arc length of 153.52', with a radius of 2,824.79', with a chord bearing of S 07°36'13" W, with a chord length of 153.50'; thence N 79°53'31" W along said right of way a distance of 35.02'; thence S 09°24'37" W along said right of way a distance of 40.87' to a point in the centerline of a branch; thence N 72°09'32" W along the centerline of said branch, a distance of 37.30' to a point in the centerline of Beaverdam Creek; thence S 22°10'52" W along said centerline, a distance of 150.92'; thence S 59°53'39" W along said centerline, a distance of 57.21'; thence N 89°17'56" W and leaving said centerline, a distance of 999.31'; thence N 00°54'40" W a distance of 327.95' to the Point of Beginning.

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Estate of Floyd Franklin Jones, Jr.**

Mailing Address: **426 Whisperfield
Murphy, TX 75094**

Date of Sale: **October 17th, 2017**

Total Purchase Price: **\$410,040.00**

Property Address: **see legal description**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Grantee Name: **Gallant Lake, LLC**

Mailing Address: **120 Bishop Circle
Pelham, AL, 35124**

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

☐ Sales Contract

☐ Other _____

☒ 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.

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 Section 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 Section 40-22-1 (h).

Date: 10/17/17

Print: Gilmer T. Sumner

☐ Unattested
(verified by)

Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one