


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

Shelby County, AL 10/26/2017
State of Alabama
Deed Tax: \$100.00

[Space Above This Line For Recording Data]

WARRANTY DEED


20171026000387800 1/4 \$124.00
Shelby Cnty Judge of Probate, AL
10/26/2017 09:26:46 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Seventy Four Thousand, Five and 90/100's Dollars (\$274,005.90)** to the undersigned,

Gallant Lake, 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 said grantors grant, bargain, sell and convey unto

Bruce Aaron Randall

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

A parcel of land situated in the SW 1/4 of the NE 1/4, the NW 1/4 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:

Commence 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 388.85' to the Point of Beginning; thence continue N 00°09'43" W a distance of 925.95'; 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 150.69' to a point in the centerline of Beaverdam Creek; thence along the centerline of Beaverdam

Creek the following bearings and distance: N 30°15'04" W a distance of 88.02'; N 54°29'29" W a distance of 100.19'; N 81°50'28" W a distance of 45.68'; S 77°56'02" W a distance of 122.51'; thence S 00°48'16" W and leaving the centerline of Beaverdam Creek, a distance of 34.36'; thence S 35°14'55" W a distance of 23.73'; thence S 75°58'01" W a distance of 77.18'; thence S 16°07'06" W a distance of 529.59'; thence N 89°44'44" W a distance of 1,054.81' to the Point of Beginning.

Subject to a 30' ingress, egress & utilities easement situated in the NW 1/4 of the SE 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence 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 388.85'; thence S 89°44'44" E and leaving the centerline of said branch, a distance of 1,054.81' to the Point of Beginning of a 30' ingress, egress & utilities easement lying 15' to either side of the following described centerline: N 16°07'06" E a distance of 529.59'; N 75°58'01" E a distance of 77.18'; N 35°14'55" E a distance of 23.73'; N 00°48'16" E a distance of 34.36'; N 00°48'16" E a distance of 25.74'; N 46°30'08" E a distance of 29.25'; N 74°41'38" E a distance of 187.61'; S 65°09'23" E a distance of 98.15', more or less, to a point on the West right of way of Shelby County Highway #17, said point being the Point of Ending of the centerline of said easement.

Subject to:

- Rights or claims of parties in possession not shown by the public records.
- Easements, or claims of easements, not shown by the public records.
- Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
- 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.
- 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.
- Taxes for the year 2018 and subsequent years.
- 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.
- Title to that portion of the property within any road right-of-ways.
- Easements granted to Colonial Pipe-Line Company recorded in Deed Book 342, Page 848 and Deed Book 220, Page 503.
- Agreement for utilities easement and water lines recorded in Instrument No. 20061206000590920.
- Right-of-way granted to Shelby County as recorded in Instrument No. 1998122300051286.
- Right-of-way granted to South Central Bell Telephone Company recorded in Deed Volume 337, Page 845 and Deed Book 337, Page 847.
- Right-of-way granted to Alabama Power Company recorded in Deed Volume 228, Page 797 and Deed Volume 248. Page 381.
- Riparian rights incident to the premises.
- Less and except any part of subject property lying within any road right-of-way.

\$174,005.90 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.



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TO HAVE AND TO HOLD, unto the said grantee, his heirs and assigns forever.

And grantor does for itself and for its successors and assigns covenant with said grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of 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 the said grantee, his 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 17th day of October, 2017.

ATTEST::

Gallant Lake, LLC

Connor Farmer
Its Member

STATE OF ALABAMA
SHELBY COUNTY

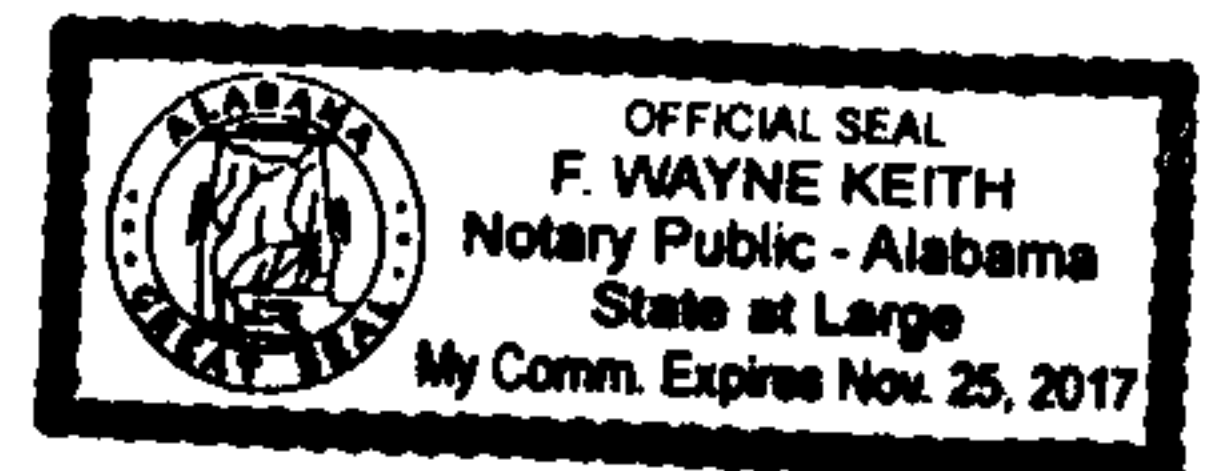
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, whose name as Member of Gallant Lake, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he, as such 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 17th day of October, 2017.

Notary Public

SEND TAX NOTICE TO:

179 Marlstone Drive
Helena, AL 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: Gallant Lake, LLC

Mailing Address : 120 Bishop Circle
Pelham, AL 35124

Grantee's Name: Bruce Aaron Randall

Mailing Address: 179 Marlstone Drive
Helena, AL 35080

Property Address: See legal description on Deed

Date of Transfer: October 17, 2017

Total Purchase Price \$274,005.90

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: October 17, 2017

Sign

x

verified by closing agent
F. Wayne Keith Attorney

RT-1

