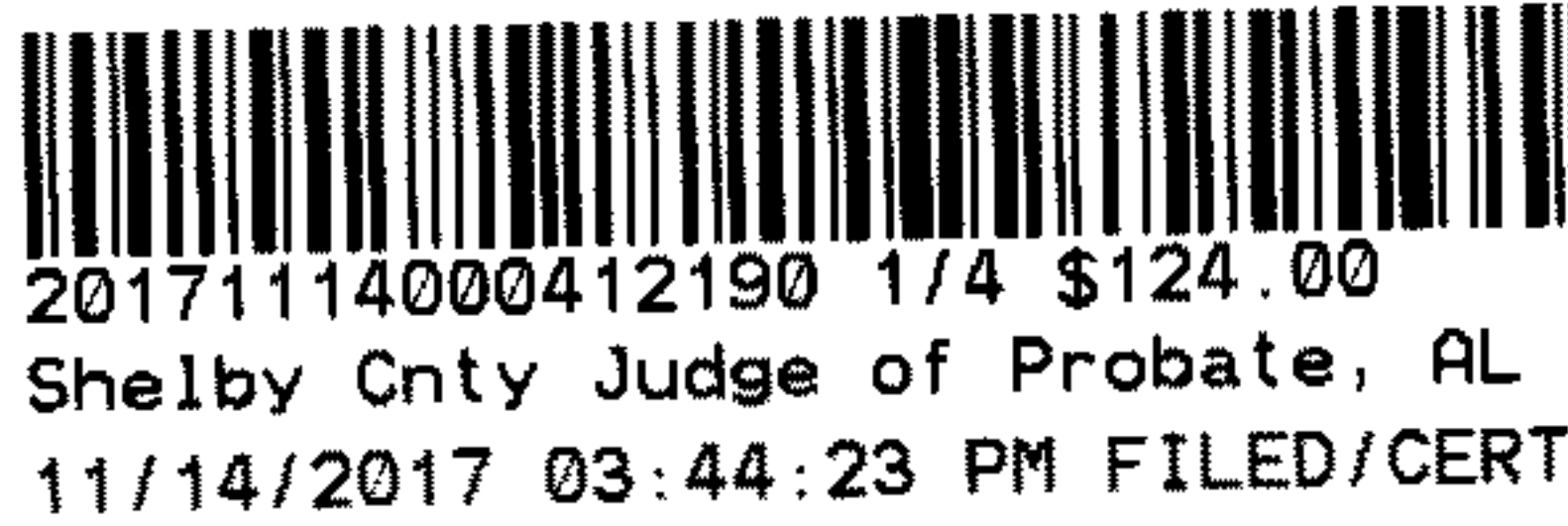


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124



[Space Above This Line For Recording Data]

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Five Hundred Thousand and no/100's Dollars (\$500,000.00)** and other good and valuable consideration to the undersigned,

**SouthPoint Bank NA, an Alabama Corporation**

(hereinafter referred to as grantor) in hand paid by the grantee as herein defined, the receipt whereof is hereby acknowledged the said grantor does by these presents, 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:

**A parcel of land being acreage in the West ½ of the Southwest ¼ of Section 32, Township 19 South, Range 1 East and in the East ½ of Southeast ¼ of Section 31, Township 19 South, Range 1 East, and Lots 1, 2, 3 and 5 of Metzger Subdivision, as recorded in Map Book 40, Page 26, in the Office of the Judge of Probate of Shelby County Alabama, and being more particularly described as follows:**

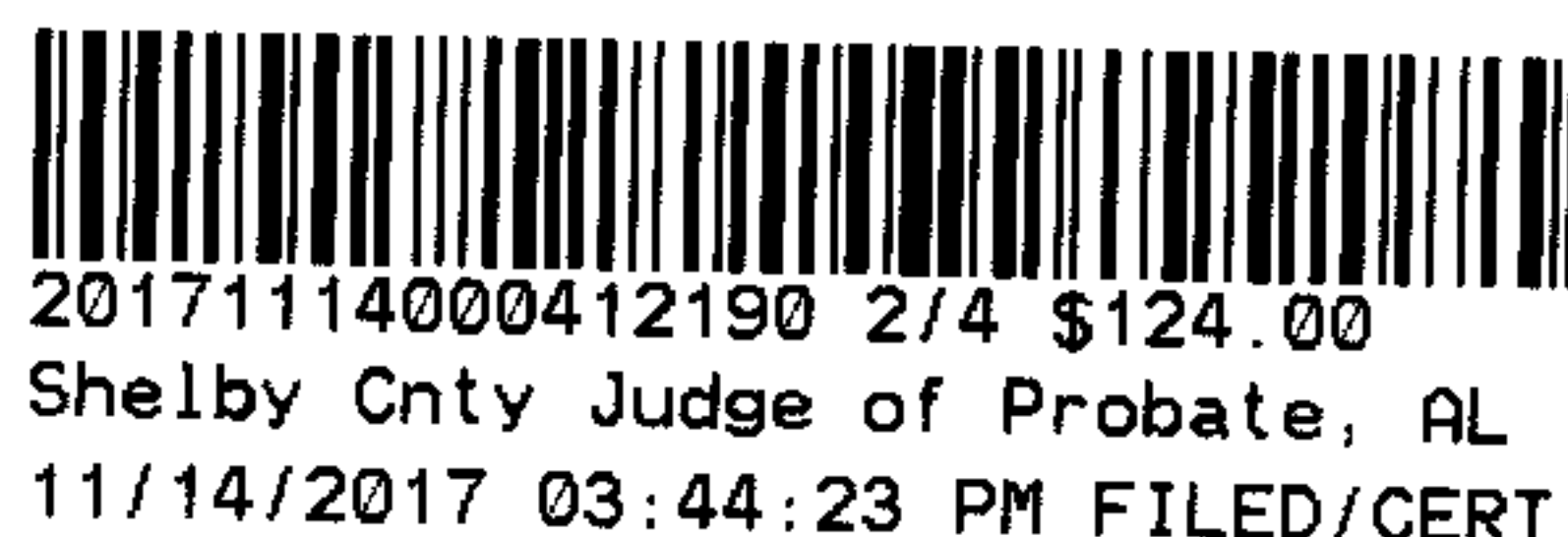
**Commence at the Northeast corner of the Southeast ¼ of the Southeast ¼ of Section 31, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 03 degrees 36 minutes 12 seconds West, a distance of 246.78 feet; thence North 04 degrees 32 minutes 16 seconds West, a distance of 73.82 feet to the POINT OF BEGINNING; thence South 89 degrees 58 minutes 10 seconds West, a distance of 293.70 feet; thence South 00 degrees 36 minutes 52 seconds East, a distance of 161.34 feet; thence South 45 degrees 47 minutes 48 seconds West, a distance of 318.75 feet; thence South 52 degrees 00 minutes 26 seconds East, a distance of 287.34 feet to a curve to the right, having a radius of 1000.00, a central angle of 05 degrees 14 minutes 10 seconds, and subtended by a chord which bears South 49 degrees 23 minutes 21 seconds East, and a chord distance of 91.36 feet; thence along the arc of said curve, a distance of 91.39 feet; thence South 45 degrees 24 minutes 12 seconds East, a distance of 94.20 feet to a curve to the left, having a radius of 1000.00, a central angle of 06 degrees 48 minutes 02 seconds, and subtended by a chord which bears South 48 degrees 48 minutes 13 seconds East, and a chord distance of 118.62 feet; thence along the arc of said curve, a distance of 118.69 feet; thence South 52 degrees 12 minutes 15 seconds East, a distance of 163.12 feet; thence South 49 degrees 49 minutes 54 seconds East, a distance of 193.85 feet; thence South 47 degrees 35 minutes 24 seconds East, a distance of 188.96 feet; thence South 45 degrees 55 minutes 49 seconds East, a distance of 367.89 feet; thence North 13 degrees 25 minutes 30 seconds East, a distance of 609.37 feet; thence North 76 degrees 32 minutes 51 seconds West, a distance of 259.73 feet; thence North 21 degrees 07 minutes 04 seconds East, a distance of 202.54 feet; thence South 63 degrees 29**

minutes 33 seconds East, a distance of 252.64 feet to a non-tangent curve to the right having a radius of 520.44, a central angle of 32 degrees 43 minutes 04 seconds, and subtended by a chord which bears North 42 degrees 50 minutes 57 seconds East, and a chord distance of 293.17 feet; thence along the arc of said curve, a distance of 297.19 feet to a reverse curve to the left, having a radius of 638.00, a central angle of 16 degrees 30 minutes 17 seconds, and subtended by a chord which bears North 50 degrees 58 minutes 39 seconds East, and a chord distance of 183.15 feet; thence along the arc of said curve, a distance of 183.78 feet; thence North 42 degrees 42 minutes 53 seconds East, a distance of 272.78 feet; thence North 08 degrees 52 minutes 13 seconds West, a distance of 124.22 feet; thence South 89 degrees 32 minutes 43 seconds West, a distance of 1308.06 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

Subject to:

- All rights outstanding by reason of one year statutory right of redemption from the foreclosure of that certain mortgage given by Kelly Montgomery to SouthPoint Bank, recorded in Instrument #20150121000021590, in the Probate Office of Shelby County, Alabama; said foreclosure being evidenced by foreclosure deed to SouthPoint Bank, recorded in Instrument #20170922000346620, in said Probate Office.
- Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the land or that may be asserted by persons in possession of the land.
- Easements, encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
- Any mineral or mineral rights leased, granted or retained by current or prior owners.
- 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 and assessments for the year 2018, and subsequent years, not yet due and payable.
- Easements, restrictions and setback lines as shown on recorded map as set out in Map Book 40, Page 26.
- Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 133, Page 62; Instrument#1994-34846, and Instrument #20120209000048340.
- Right of way granted to Colonial Pipeline as recorded in Deed Book 220, Page 925.
- Easement to Joe McClanahan as shown in instrument recorded in Deed Book 263, Page 886.
- Easement to Wade Johnson as shown in instrument recorded in Real Book 233, Page 504 and Real Book 237, Page 320.
- Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument #20160224000057200 and Instrument #20160926000350340.
- Less and except any part of subject property lying within the right of way of a public road.

\$400,000.00 of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.





TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns, forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by SouthPoint Bank NA and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or representative capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, the herein named grantor executed this conveyance on this the 8th day of November, 2017.

ATTEST:

\_\_\_\_\_

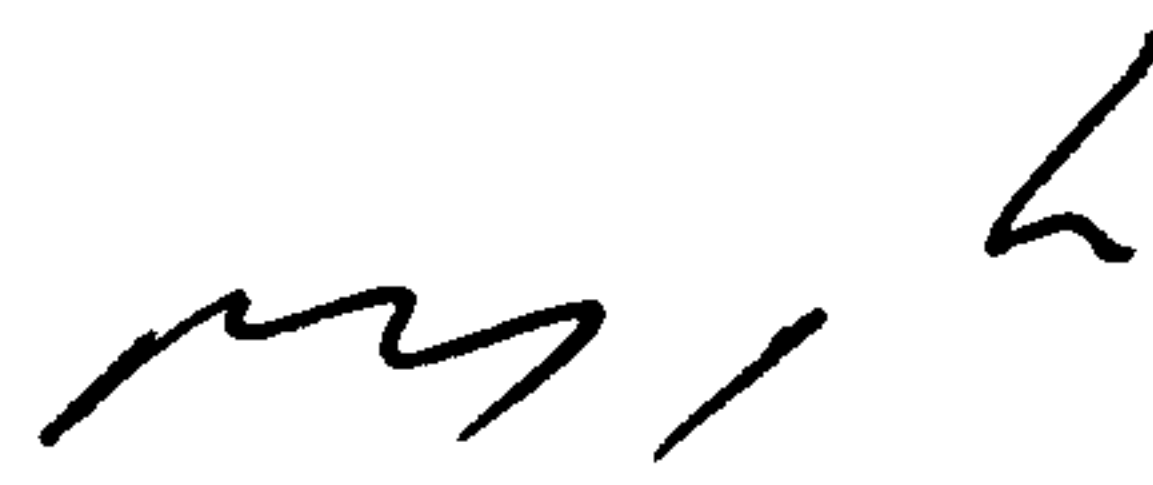
SouthPoint Bank NA

  
Jim Maples  
Sr. Vice President Special Assets

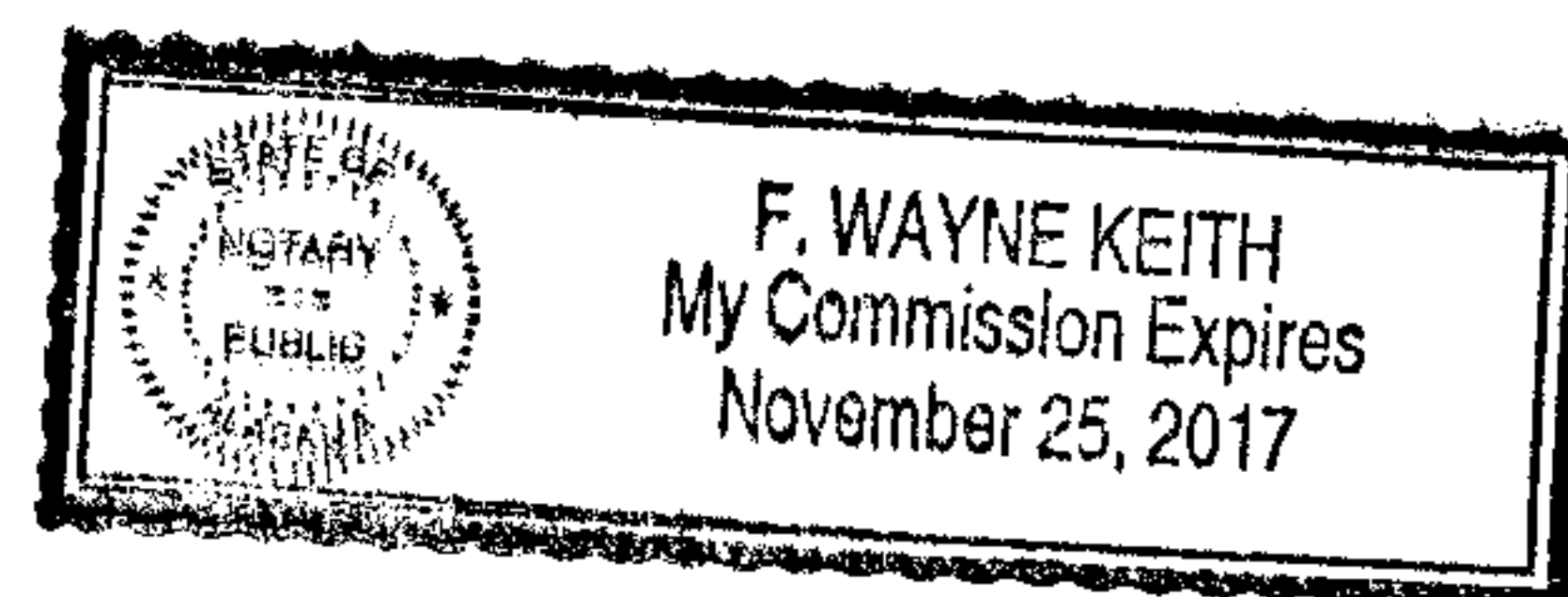
STATE OF ALABAMA  
COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jim Maples, whose name as Sr. Vice President of Special Assets of SouthPoint Bank NA 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 officer and with full authority of SouthPoint Bank NA, executed the same voluntarily for and as the act of Southpoint Bank NA on the day the same bears date.

Given under my hand and seal this the 8th day of November, 2017.

  
\_\_\_\_\_  
Notary Public

SEND TAX NOTICE TO:  
Gallant Lake, LLC  
120 Bishop Circle  
Pelham, Alabama 35124



  
20171114000412190 3/4 \$124.00  
Shelby Cnty Judge of Probate, AL  
11/14/2017 03:44:23 PM FILED/CERT

### Real Estate Sales Validation Form

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

Grantors' Name: SouthPoint Bank, N.A.

Mailing Address : 3500 Colonnade Parkway, Ste 140  
Wilmington, AL 35243

Grantee's Name: Gallant Lake, LLC

Mailing Address: 120 Bishop Circle  
Pelham, AL 35124

Property Address: See legal description on Deed

Date of Transfer: November 8, 2017

Total Purchase Price \$500,000.00

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  
☒ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

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: November 8, 2017

x

Sign

  
verified by closing agent  
F. Wayne Keith Attorney

RT-1

