


THIS INSTRUMENT PREPARED BY:

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

  
20180216000049670 1/3 \$116.00  
Shelby Cnty Judge of Probate: AL  
02/16/2018 08:50:38 AM FILED/CERT

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

**WARRANTY DEED**

**Joint tenants with right of survivorship**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ninety Five Thousand and no/100's Dollars (\$95,000.00)** 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

**Paul E. Evans and Heather Evans**

hereinafter referred to as grantees as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 18, according to the Survey of Chelsea Farms, Sector 2 as recorded in Map Book 48, Page 100, in the Probate Office of Shelby County, Alabama.**

**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.**
- **Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- **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.**
- **Restrictions appearing of record in Instrument No. 2017-30148 in the Office of the Judge of Probate of Shelby County, Alabama.**

**\$76,000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.**

Shelby County: AL 02/16/2018  
State of Alabama  
Deed Tax: \$95.00


TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And grantor does for itself and for its successors and assigns covenant with the said grantees, their heirs, successors and assigns, that the grantor is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that the grantor has a good right to sell and convey the same as aforesaid; that the grantor will and its successors and assigns shall warrant and defend the same to the said grantees, their 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 15th day of February, 2018.

ATTEST::

Gallant Lake, LLC

  
Connor Farmer - Its Member

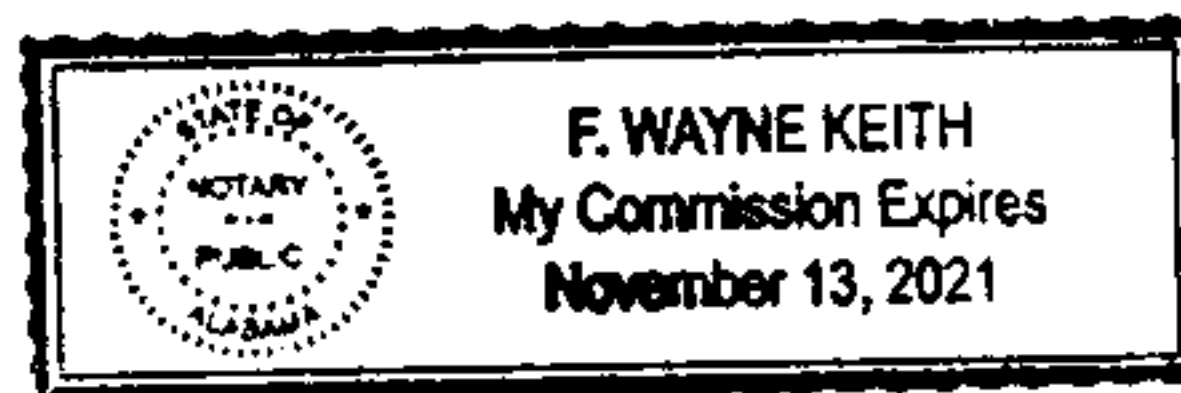
STATE OF ALABAMA  
SHELBY COUNTY

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 15th day of February, 2018.

  
Notary Public

SEND TAX NOTICE TO:  
Paul E. Evans  
571 Forest Lakes Drive  
Sterrett, AL 35147



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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: Paul E Evans  
Heather Evans

Mailing Address: 571 Forest Lakes Drive  
Sterrett, AL 35147

Property Address: See legal description on Deed

Date of Transfer: February 15, 2018

Total Purchase Price \$95,000.00

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	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: February 15, 2018

x

Sign

  
verified by closing agent  
F. Wayne Keith Attorney

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