

Warranty Deed

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

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 **CHRISTOPHER GROSSMANN AND DANIELLE GROSSMANN, 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 66, ACCORDING TO THE SURVEY OF LAKE FOREST SIXTH SECTOR, AS RECORDED IN MAP BOOK 36, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO MINERALS AND MINING RIGHTS EXCEPTED.

SUBJECT TO RESTRICTIONS, EASEMENTS, BUILDING LINE AND NOTES AS SHOWN ON RECORDED MAP.

SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS IN INSTRUMENT NO. 20040325000153270.

SUBJECT TO RIGHT OF WAY TO SHELBY COUNTY IN VOLUME 155, PAGE 437 AND VOLUME 216, PAGE 571.

SUBJECT TO RIGHT OF WAY TO ALABAMA POWER COMPANY IN VOLUME 239, PAGE 881; VOLUME 219, PAGE 127; VOLUME 150, PAGE 89 AND VOLUME 142, PAGE 84.


SUBJECT TO RIGHT OF WAY TO ALABASTER IN INSTRUMENT NO. 1996-34796.

SUBJECT TO RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT NO. 20040827000481570.

SUBJECT TO AGREEMENT WITH ALABASTER WATER BOARD AND BW&MMC, LLC IN BOOK 2002, PAGE 3036.

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.

Shelby County, AL 05/24/2018
State of Alabama
Deed Tax: \$458.00


20180524000181290 1/2 \$476.00
Shelby Cnty Judge of Probate, AL
05/24/2018 11:57:01 AM FILED/CERT

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, the said Grantor has set its hand and seal this 18th day of May, 2018.

VALOR COMMUNITIES, LLC

By: KSB Homes, LLC, as Managing Member

By: Catherine Stewart as Designated Agent
Catherine Stewart, as Designated Agent

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, A Notary Public in and for said county and state, hereby certify that Catherine Stewart, whose name 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 18th day of May, 2018.

Justin G. South
Notary Public: 02/14/20
My commission expires:

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

7800 MADISON BLVD.
HUNTSVILLE, AL 35806

Grantee's Name and mailing address:
CHRISTOPHER GROSSMANN
DANIELLE GROSSMANN
220 RED BAY DRIVE
MAYLENE, AL 35114

Property address: 220 RED BAY DRIVE, MAYLENE, AL 35114

Date of Sale: May 18, 2018

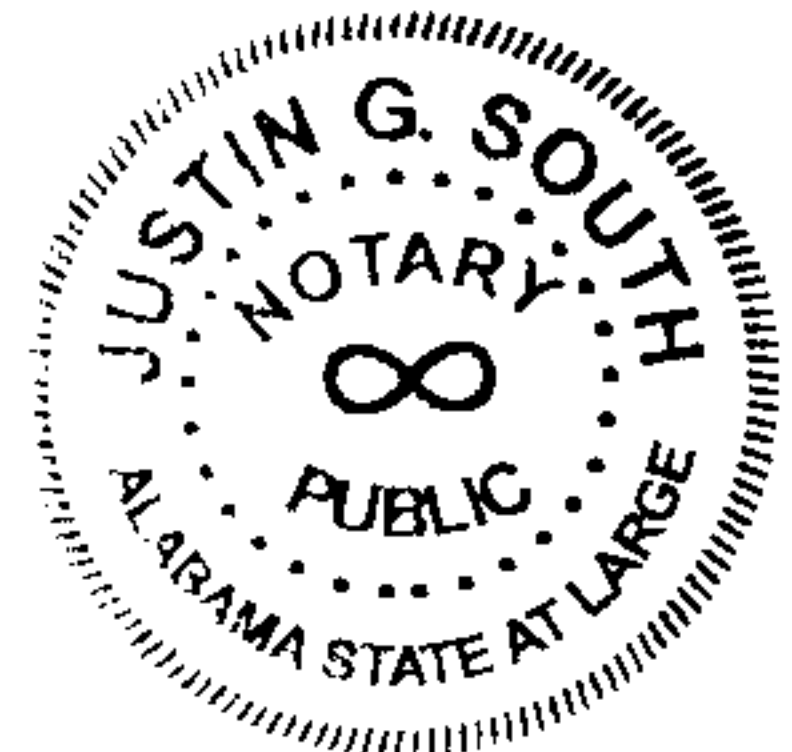
Total Purchase Price: 457,645.00

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
905 Bob Wallace Ave
Huntsville, AL 35801
T: 256-534-2205 F: 256-534-0854
File # S17-1642


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