

THIS INSTRUMENT PREPARED BY:
K. Henson Millsap, Esq.
Mixon Firm, LLC
2 Perimeter Park S #550E
Birmingham, AL 35243

Send tax notices to:
Jerry Stracner
332 Hwy 50
Vandiver, AL 35176

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **BLACK GOLD, LLC**, an Alabama limited liability company ("Grantor"), by **JERRY STRACNER**, an individual ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD unto Grantee, and Grantee's successors and assigns, forever.


It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

And Grantor, for Grantor, and Grantor's successors and assigns, covenants with Grantee, and its successors and assigns, that Grantor and Grantor's successors and assigns, shall warrant and defend the same to Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under Grantor but not otherwise, other than persons claiming under the Exceptions.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Black Gold, LLC	Jerry Stracner
1616 2 nd Ave. S, #100	332 Hwy 50
Birmingham, AL 35233	Vandiver, AL 35176
Property Address:	250 Highway 50 Vandiver, AL 35176
Date of Sale:	November 14, 2017
Total Purchase Price:	\$33,500.00
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement

[Signature on following page]


20180816000294110 1/4 \$57.50
Shelby Cnty Judge of Probate, AL
08/16/2018 02:13:48 PM FILED/CERT

Shelby County, AL 08/16/2018
State of Alabama
Deed Tax: \$33.50

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be effective as of the Date of Sale referenced above, although actually executed on the date set forth in the acknowledgment below.

GRANTOR:

BLACK GOLD, LLC

By: 


Name: Len Shannon

Its: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **LEN SHANNON**, whose name as Manager of Black Gold, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of November, 2017.



Notary Public

AFFIX SEAL

My commission expires: 6/28/20



20180816000294110 2/4 \$57.50
Shelby Cnty Judge of Probate, AL
08/16/2018 02:13:48 PM FILED/CERT

EXHIBIT A

Description of the Property

Lot 1 according to the Map of the ShanWalt Subdivision, as recorded in Map Book 49, Page 76 in the Probate Office of Shelby County, Alabama, such lot containing 4.37 acres, more or less.



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Shelby Cnty Judge of Probate, AL
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EXHIBIT B

Exceptions

1. Any minerals or mineral rights not owned by Grantor.
2. Taxes and assessments for the year 2017 and subsequent years not yet due and payable.
3. Title to that portion of the property within any road right-of-ways.
4. Easements, or claims of easements, not shown by the public records.
5. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
6. Any assessments for Fire District dues which may exist and remain unpaid.

