


Send Tax Notice to:

233 Ambergate Circle
Pelham, AL 35124

Purchase price or claimed value validated by:
Purchase Agreement


20190314000082330 1/2 \$118.50
Shelby Cnty Judge of Probate, AL
03/14/2019 01:03:08 PM FILED/CERT

Grantor's Address:

7508 Bear Creek Road
Sterrett, AL 35147

Grantees' Address:

233 Ambergate Circle
Pelham, AL 35147

STATE OF ALABAMA)

)

COUNTY OF SHELBY)

WARRANTY DEED

JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of THREE HUNDRED SEVENTY-THREE THOUSAND, ONE HUNDRED EIGHTY AND 50/100'S DOLLARS (\$373,180.50) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that **DAL PROPERTIES, LLC, a Limited Liability Company established under the Laws of the State of Alabama** (hereinafter "Grantor,") does hereby GRANT, BARGAIN, SELL, AND CONVEY unto **EMILY A. TINSLEY and husband, BRANDON TINSLEY**, (hereinafter "Grantees,") for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama to-wit:

Lot 2313, Ambergate at Ballantrae, as recorded in Map Book 49, Page 85, in the Probate Office of Shelby County, Alabama.

Property address purported to be: 233 Ambergate Circle, Pelham, AL 35124.

Source of title taken from Instrument Number 20180821000298760, Probate Office, Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of SHELBY County, Alabama.

NOTE: PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

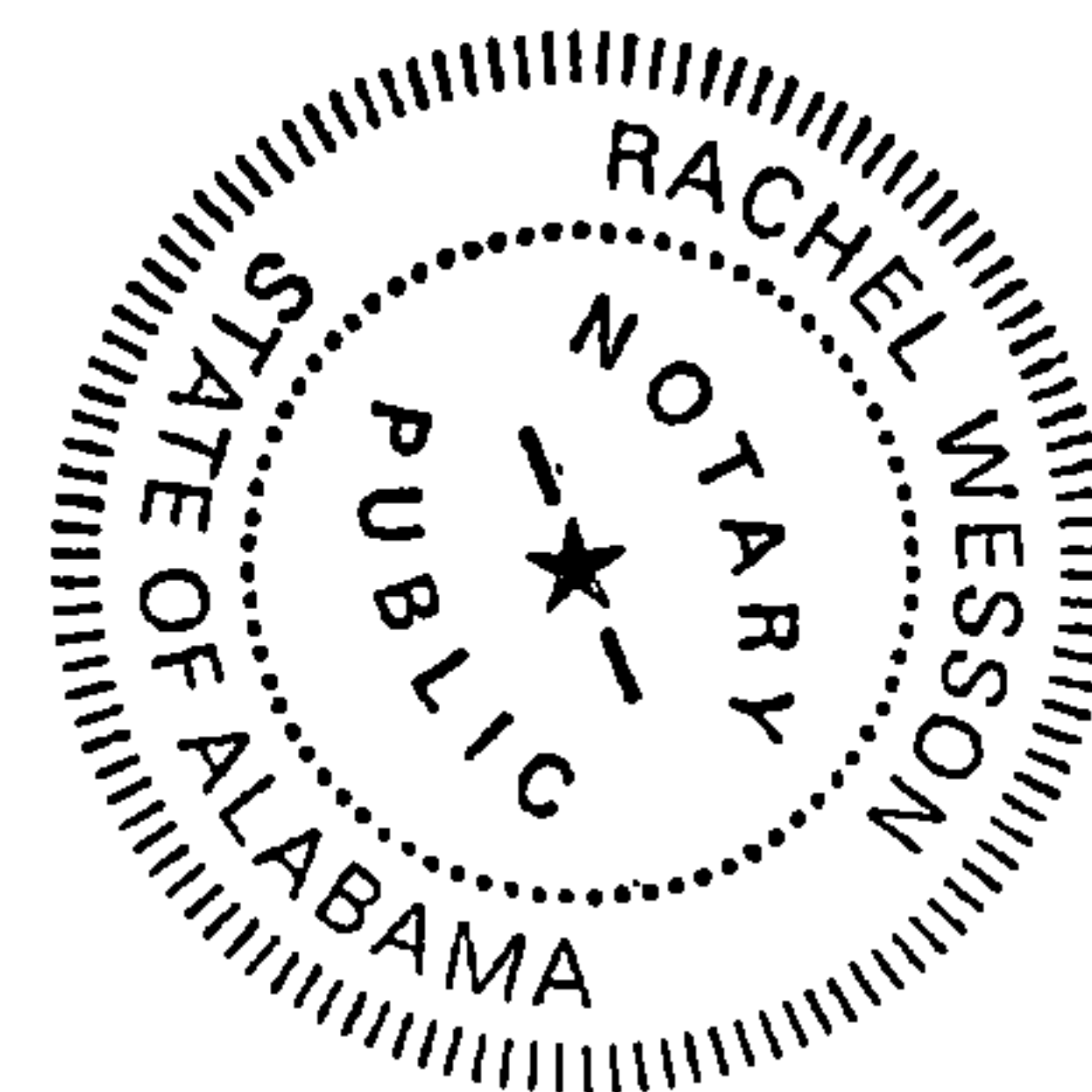
The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

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).

IN WITNESS WHEREOF, the Grantor has executed this Deed and set their hand and seal hereto on this the date of witness.

GRANTOR:

Courtney Hill, Authorized Agent
DAL PROPERTIES, LLC
BY: COURTNEY HILL, AUTHORIZED AGENT
INSTRUMENT #: 20190314000082320



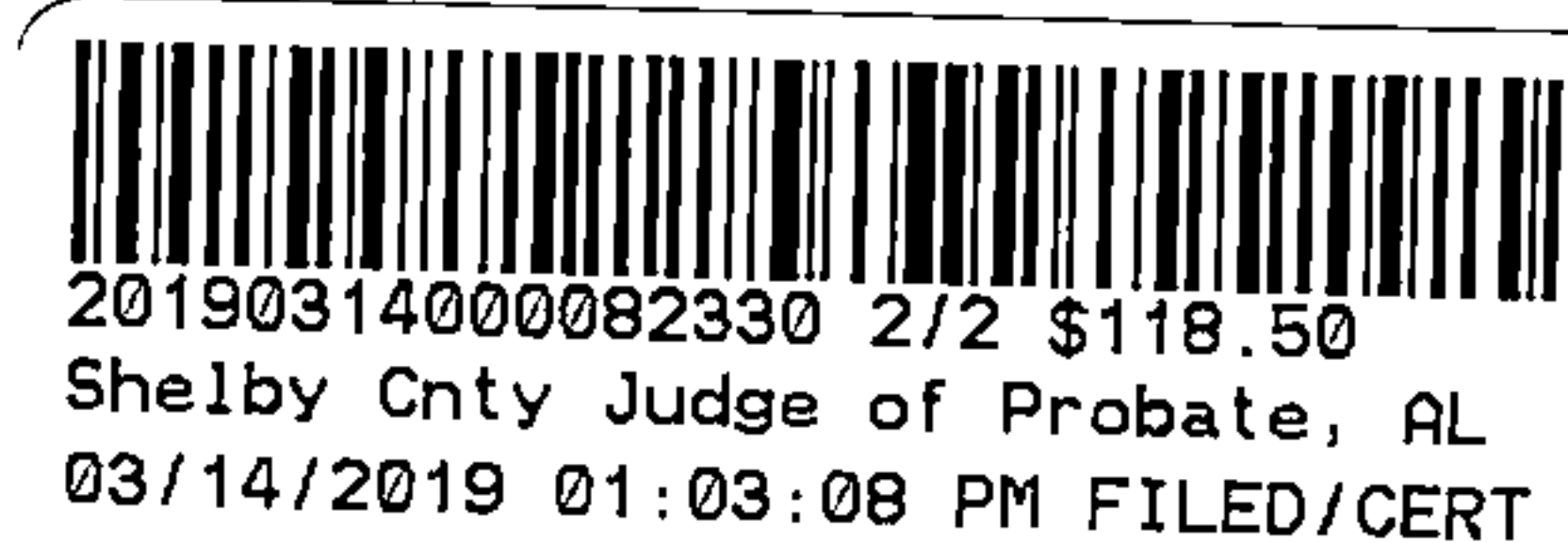
STATE OF ALABAMA

COUNTY OF Shelby

I, Rachel Wesson, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Courtney Hill, whose name as the Authorized Agent of DAL Properties, LLC** 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 the instrument, she with full authority, as such Authorized Agent, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand this 24 day of February, 19.

Rachel Wesson
Notary Public
My Commission Expires: 9/14/22



This instrument was prepared by:
WILLIAMS & ASSOCIATES, LLC
2100 Club Drive, Suite 150
Gadsden, AL 35901
PW/ct

Shelby County, AL 03/14/2019
State of Alabama
Deed Tax: \$100.50