

Send Tax Notice to:

George Allers and Leah Allers
5418 10th Ave S.
Birmingham AL 35222

20190417000126700
04/17/2019 02:58:12 PM
DEEDS 1/2

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged. I or we, **Gallant Lake, LLC an Alabama Limited Liability Company** (herein referred to as grantor, whether one or more) whose mailing address is 20 Bishop Circle, Pelham, AL 35124 grant, bargain, sell and convey unto **George Allers and Leah Allers** (herein referred to as grantees) whose mailing address is 5418 10th Ave S. Birmingham AL 35222 for and during their joint lives as joint tenants 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, having an address 696 Chelsea Farms Road, Chelsea, AL 35043 to wit:

LOT 11, ACCORDING TO A RESURVEY OF LOTS 10 AND 11, CHELSEA FARMS SECTOR 2, AS RECORDED IN MAP BOOK 48, PAGE 66, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$0 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16th day of April, 2019

GALLANT LAKE LLC

Connor Farmer
Connor Farmer, Authorized Member

STATE OF Alabama

Tetters COUNTY ss:

I, a Notary Public in and for said county in said state, hereby certify that Connor Farmer, the authorized member of Gallant Lake, LLC, An Alabama Limited Liability Company whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/her in his/her capacity as Authorized Member executed the same voluntarily and with full authority on behalf of the Company.

WITNESS my hand and official seal in the county and state aforesaid this the 16th day of April, 2019

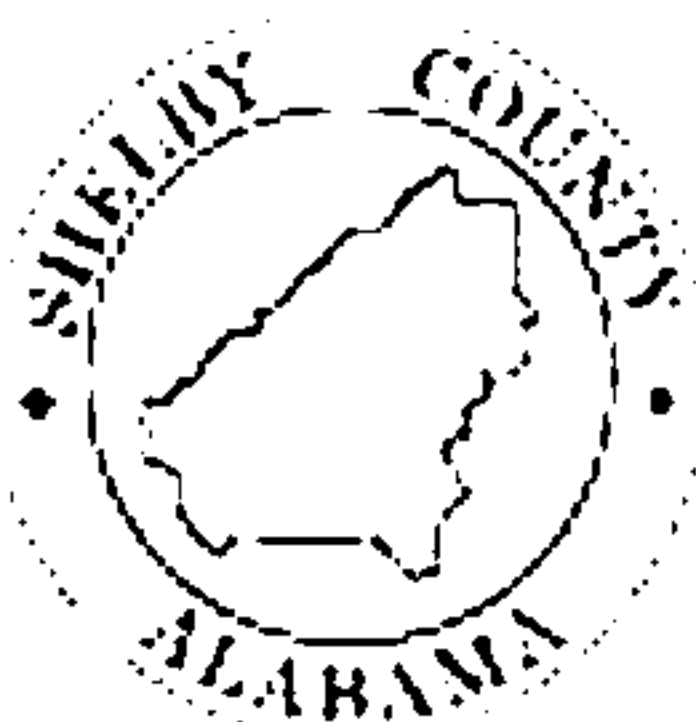
My Commission Expires: 10/31/2020

[Signature]
Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591

File No. ATB1077



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/17/2019 02:58:12 PM
\$268.00 CHERRY
20190417000126700

Allie S. Bayl