

This Instrument was prepared by:
Gregory D. Harrelson, Esq
The Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Eric Frye
Jodie Frye
121 Carriage Creek Path
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVEN HUNDRED TWENTY FOUR THOUSAND and 00/100 DOLLARS (\$724,000.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, GALLANT LAKE, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto ERIC FRYE and JODIE FRYE, husband and wife, (herein referred to as GRANTEEES), 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:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Subject to: (1) Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning and use restrictions.

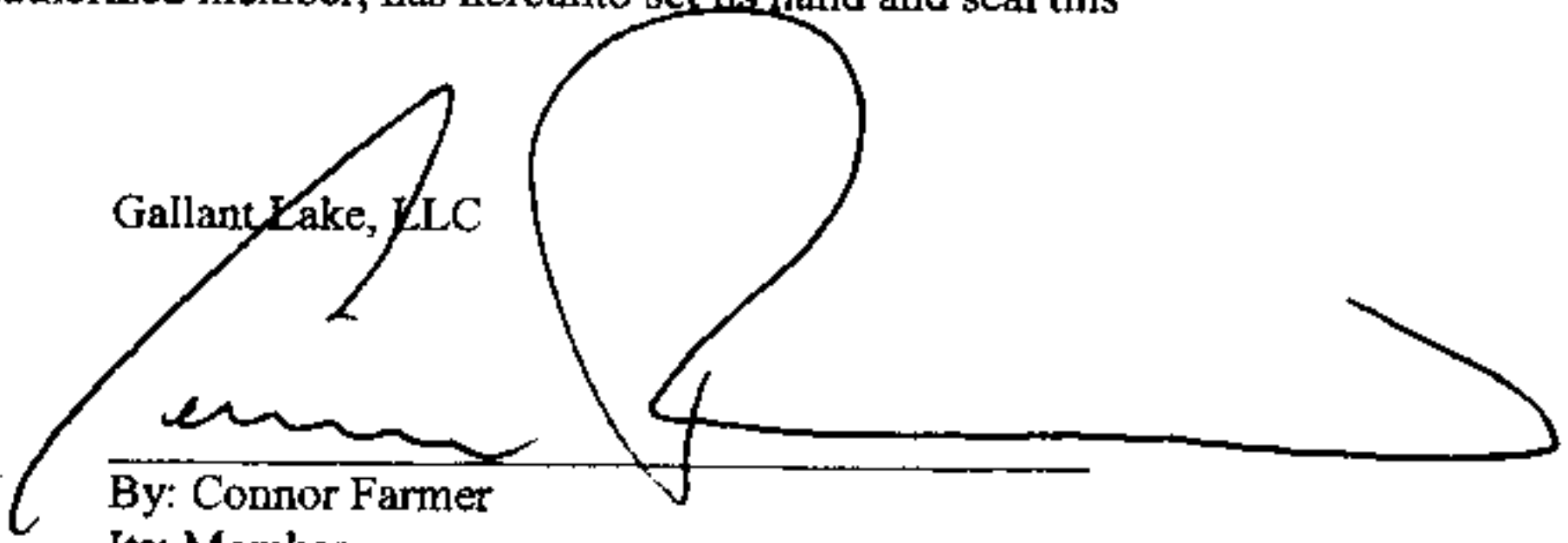
\$468,000.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it 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 said grantor, by its duly authorized member, has hereunto set its hand and seal this the 8th day of July, 2019.

Gallant Lake, LLC


By: Connor Farmer
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer, whose names as Member of Gallant Lake, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Member and with full authority executed the same voluntarily for and as the act of Gallant Lake, LLC on the day the same bears date.

Given under my hand and official seal, this the 8th day of July, 2019.


NOTARY PUBLIC


My Commission Expires 8-25-19



20190729000270620 1/4 \$280.00
Shelby Cnty Judge of Probate, AL
07/29/2019 12:26:17 PM FILED/CERT

Shelby County, AL 07/29/2019
State of Alabama
Deed Tax: \$256.00

EXHIBIT "A"


20190729000270620 2/4 \$280.00
Shelby Cnty Judge of Probate AL
07/29/2019 12:26:17 PM FILED/CERT

PARCEL #4 DESCRIPTION:

A parcel of land situated in the W 1/2 of Section 27 & the E 1/2 of Section 28, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama; thence S 00°22'31" E a distance of 1,902.61' to the Point of Beginning; thence S 60°58'30" E a distance of 1,010.83' to a point on the westerly line of a 60' ingress/egress & utilities easement; thence along said westerly easement line the following dimensions: thence with a curve turning to the left with an arc length of 195.34', with a radius of 455.00', with a chord bearing of S 13°20'05" W, with a chord length of 193.84'; thence S 01°02'08" W a distance of 225.80'; thence S 05°08'24" W a distance of 149.80'; thence with a curve turning to the right with an arc length of 195.65', with a radius of 195.00', with a chord bearing of S 33°53'02" W, with a chord length of 187.55'; thence with a reverse curve turning to the left with an arc length of 367.39', with a radius of 380.00', with a chord bearing of S 34°55'49" W, with a chord length of 353.25'; thence S 07°13'58" W a distance of 141.61'; thence with a curve turning to the right with an arc length of 184.19', with a radius of 570.00', with a chord bearing of S 16°29'25" W, with a chord length of 183.39'; thence S 25°44'51" W a distance of 255.11'; thence N 58°25'58" W and leaving said westerly easement line, a distance of 473.53'; thence N 16°12'20" W a distance of 122.96'; thence N 30°54'59" W a distance of 176.63'; thence N 57°36'16" W a distance of 345.67'; thence N 32°09'36" W a distance of 446.68'; thence N 48°43'49" W a distance of 38.84'; thence N 17°14'02" W a distance of 217.89'; thence N 00°11'07" E a distance of 159.66'; thence N 19°10'00" E a distance of 152.20'; thence N 06°08'00" E a distance of 267.89'; thence N 22°00'43" E a distance of 358.44'; thence with a curve turning to the left with an arc length of 156.50', with a radius of 300.00', with a chord bearing of N 07°04'04" E, with a chord length of 154.73'; thence S 60°58'30" E a distance of 669.34' to the Point of Beginning.

PARCEL #5 DESCRIPTION:

A parcel of land situated in the E 1/2 of Section 28, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama; thence S 00°22'31" E a distance of 1,902.61'; thence N 60°58'30" W a distance of 669.34' to the Point of Beginning; thence with a curve turning to the right with an arc length of 156.50', with a radius of 300.00', with a chord bearing of S 07°04'04" W, with a chord length of 154.73'; thence S 22°00'43" W a distance of 358.44'; thence S 06°08'00" W a distance of 267.89'; thence S 19°10'00" W a distance of 152.20'; thence S 00°11'07" W a distance of 159.66'; thence S 17°14'02" E a distance of 217.89'; thence N 48°43'49" W a distance of 53.34'; thence S 86°51'09" W a distance of 170.08'; thence N 60°45'42" W a distance of 172.29'; thence N 29°55'53" W a distance of 160.53'; thence N 67°39'43" W a distance of 243.50'; thence N 55°18'12" W a distance of 335.81'; thence N 64°35'20" W a distance of 104.41'; thence N 79°28'43" W a distance of 77.08' to a point in the centerline of a branch; thence along the branch centerline the following dimensions: thence N 00°13'05" E 32.60'; thence N 47°31'06" W 69.49'; thence S 81°46'47" W 90.47'; thence N 27°44'36" W 111.45'; thence N 70°34'44" W 51.95'; thence S 64°49'25" W 38.27'; thence N 32°19'51" W 95.09'; thence N 61°55'50" W 62.56'; thence N 06°33'27" W 108.26'; thence N 39°35'10" W 65.85'; thence N 80°09'00" W 79.78'; thence S 62°06'21" W 123.17'; thence N 86°32'26" W 39.46'; thence S 80°00'56" W 76.21'; thence S 44°21'45" W 34.47'; thence N 83°19'02" W 114.68'; thence N 62°11'11" W 21.67'; thence S 51°58'18" W 43.58'; thence N 39°55'47" W 79.02'; thence N 83°09'20" W 45.99'; thence N 10°49'35" E 43.19'; thence leaving said branch centerline, N 50°41'17" E a distance of 1254.88'; thence S 68°15'53" E a distance of 148.28'; thence N 69°26'57" E a distance of 856.30'; thence S 03°15'31" E a distance of 109.54'; thence with a curve turning to the left with an arc length of 174.51', with a radius of 200.00', with a chord bearing of S 28°15'19" E, with a chord length of 169.03'; thence S 53°15'06" E a distance of 114.86';

thence with a curve turning to the right with an arc length of 234.25', with a radius of 350.00', with a chord bearing of S 34°04'41" E, with a chord length of 229.90'; thence S 14°54'16" E a distance of 284.88'; thence with a curve turning to the right with an arc length of 36.80', with a radius of 300.00', with a chord bearing of S 11°23'25" E, with a chord length of 36.78' to the Point of Beginning.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING INGRESS / EGRESS & UTILITY EASEMENTS:

40' EASEMENT DESCRIPTION

A 40' ingress/egress & utilities easement situated in the NE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama; thence N 00°45'03" W along the East line of said Section 27, a distance of 529.51' to a point on the southwesterly right of way line of Shelby County Highway #69 (80' R.O.W.); thence along said right of way line, N 66°41'44" W a distance of 386.46' to the Point of Beginning of a 40' ingress/egress & utilities easement lying 20' to either side of the following described centerline; thence leaving said right of way line, S 31°34'39" W a distance of 668.59'; thence S 13°39'55" W a distance of 894.77' to a point in the centerline of a branch, said point being the Point of Ending of the easement centerline.

60' EASEMENT DESCRIPTION

A 60' ingress/egress & utilities easement situated in the NE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama; thence N 00°45'03" W along the East line of said Section 27, a distance of 529.51' to a point on the southwesterly right of way line of Shelby County Highway #69 (80' R.O.W.); thence along said right of way line, N 66°41'44" W a distance of 1390.98' to the Point of Beginning of a 60' ingress/egress & utilities easement lying 30' to either side of the following described centerline; thence leaving said right of way line, S 05°41'40" E a distance of 329.06'; thence S 20°11'44" W a distance of 413.89' to the Point of Ending of the easement centerline.



20190729000270620 3/4 \$280.00
Shelby Cnty Judge of Probate, AL
07/29/2019 12:26:17 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Gallant Lake LLC
Mailing Address 120 Bishop Circle
Pelham, AL 35124

Grantee's Name Eric Frye
Mailing Address Jodie Frye
121 Carriage Creek Path
Chelsea, AL 35043

Property Address Sec Legal on Deed

Date of Sale 7-8-19
Total Purchase Price \$ 724,000

or
Actual Value \$

or
Assessor's Market Value \$

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

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 7-8-19

Print Greg Hargreaves

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one