

Send tax notice to:
WALTER B. GONSOULIN, JR.
117 KILBERRY CIRCLE
PELHAM, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019723

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Seventy-Four Thousand Nine Hundred and 00/100 Dollars (\$474,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CHARLES GRAY, LLC**, whose mailing address is: *2101 4th Ave S. Ste 200 Birmingham AL 35233* (hereinafter referred to as "Grantor") by **WALTER B. GONSOULIN, JR. and JENNIFER GONSOULIN** whose property address is: **117 KILBERRY CIRCLE, PELHAM, AL, 35124** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 721, according to the Survey of Kilkerran at Ballantrae, Phase II, as recorded in Map Book 33, Page 103, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 2004-37477

\$485,110.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, CHARLES GRAY, LLC, by Eric Waite and Christopher Gray Mobley, its Members, who is authorized, to execute this conveyance, has hereunto set its signature and seal on this the 18 day of November, 2019.

CHARLES GRAY LLC

Eric Waite

ERIC WAITE, MEMBER

Chris Mobley

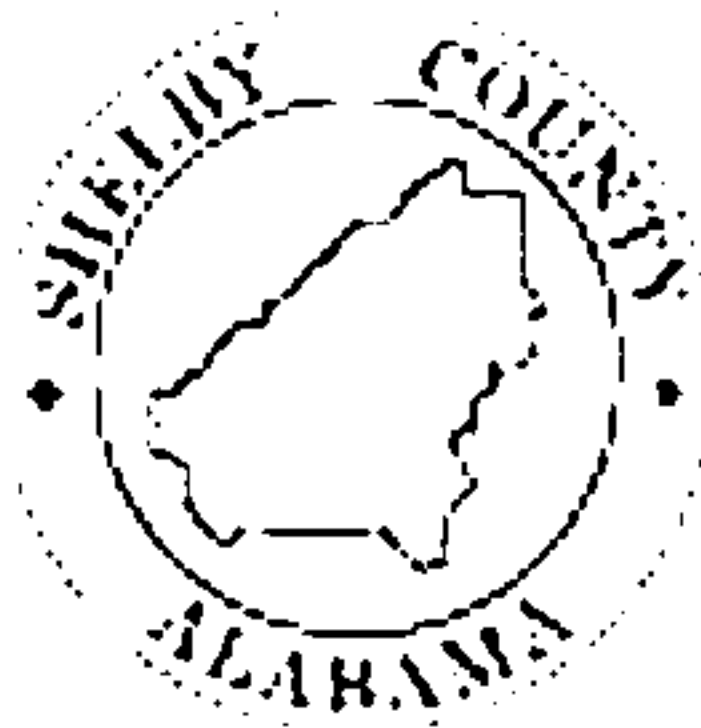
CHRISTOPHER GRAY MOBLEY, MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric Waite and Christopher Gray Mobley, whose name as Members of CHARLES GRAY, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 18 day of November, 2019.

Paul S. Hewitt
Notary Public
Print Name: Paul S. Hewitt
Commission Expires: 3/30/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/19/2019 12:58:35 PM
\$26.00 CHERRY
20191119000429510

Allie S. Boyd