

WARRANTY DEED

20201201000546480
12/01/2020 09:48:15 AM
DEEDS 1/1

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Kalyn Chapman
Matthew Tapley
103 Heather Way
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

Live the 511, LLC

(herein referred to as Grantor) do grant, bargain, sell and convey unto

Kalyn Chapman and Matthew Tapley

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 23, according to the Survey of Heather Ridge, Second Addition, Phase One, as recorded in Map Book 20, page 22, in the Probate Office of Shelby County, Alabama.

\$260,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

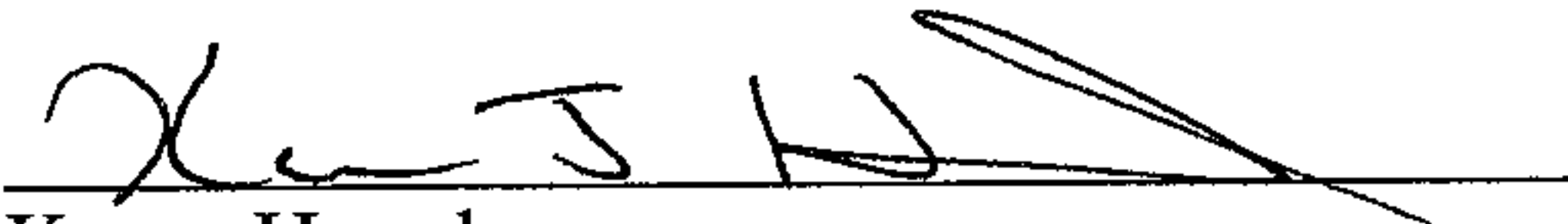
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees 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.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and 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, Live the 511, LLC, by its Member, Karen Heard who is authorized to execute this conveyance, has hereto set its signature and seal, this November 20, 2020.

Live the 511, LLC

by: 
Karen Heard
Its: Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

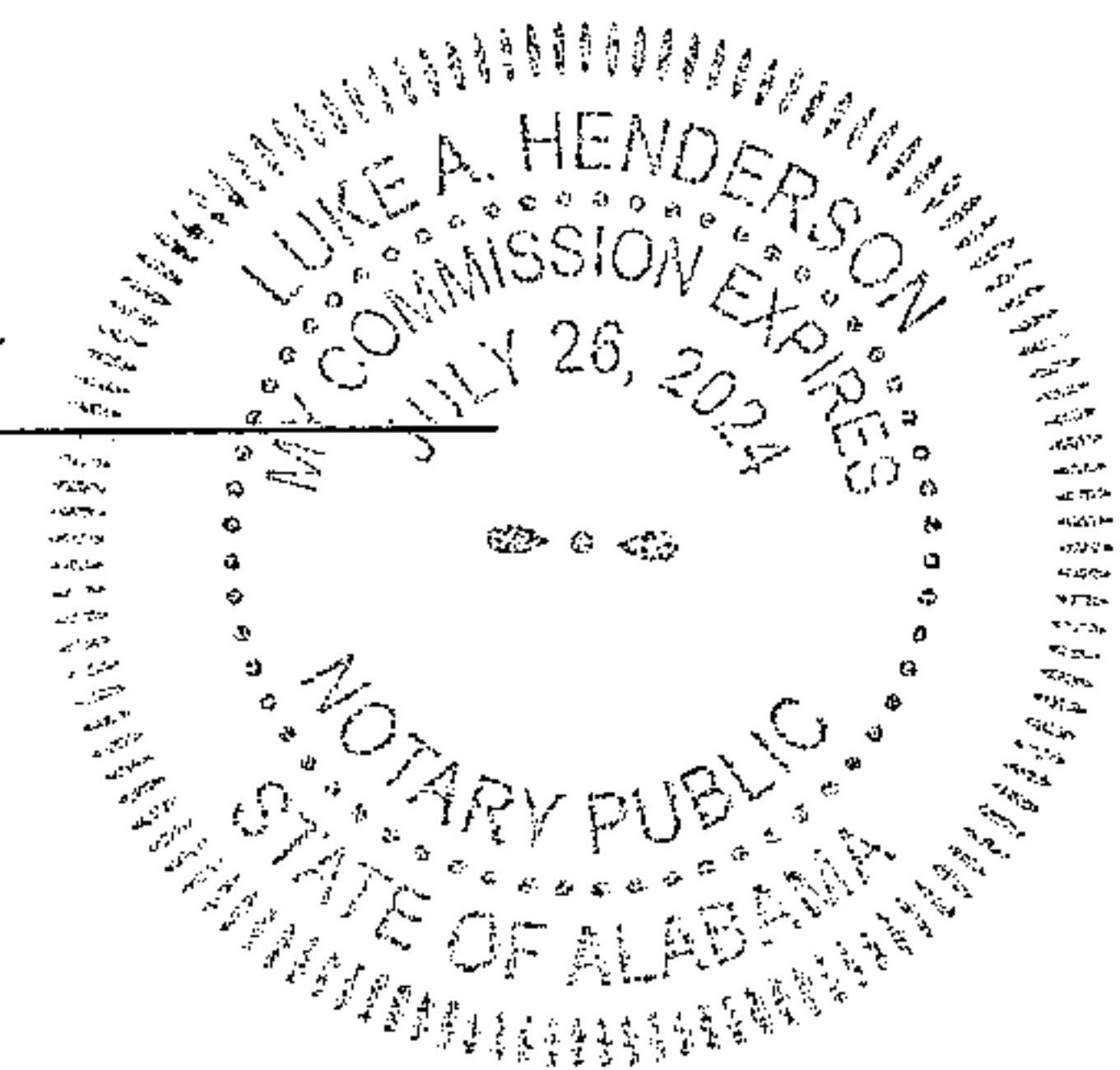
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Karen Heard whose name as Member of Live the 511, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, Karen Heard, in her capacity as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this November 20, 2020.


Notary Public

My Commission Expires:

Grantor's Address: 3117 Ranger Rd. Bham, AL 35223
Property Address: 103 Heather Way, Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2020 09:48:15 AM
\$42.00 CHERRY
20201201000546480

Allen S. Boyd