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03/17/2021 12:38:25 PM
DEEDS 1/2

This Instrument was Prepared by:
Marcus Hunt
South Oak Title, LLC
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243
File No.: 21-0472

Send Tax Notice To: Erika Tiffany Giles
Phillip Samson Giles II

AL *30 Sweet Gum*
Chelsea AL 35043

**LIMITED LIABILITY COMPANY WARRANTY DEED,
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Eighty Nine Thousand Dollars and No Cents (\$289,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **WCB Realty Company LLC**, whose mailing address is **9000 Parkway East, Ste 101, Birmingham, AL 35206** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Erika Tiffany Giles and Phillip Samson Giles II**, whose mailing address is **AL** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 30 Sweet Gum Lane, Chelsea, AL 35043**; to wit;

Lot 3, according to the Map of YellowLeaf Ridge Estates, as recorded in Map Book 18, Page 127, in the Probate Office of Shelby County, Alabama.

\$289,900.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or 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; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Member, Willie Batch, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of February, 2021.

WCB Realty Company, LLC

Willie C. Batch
Willie Batch, Member

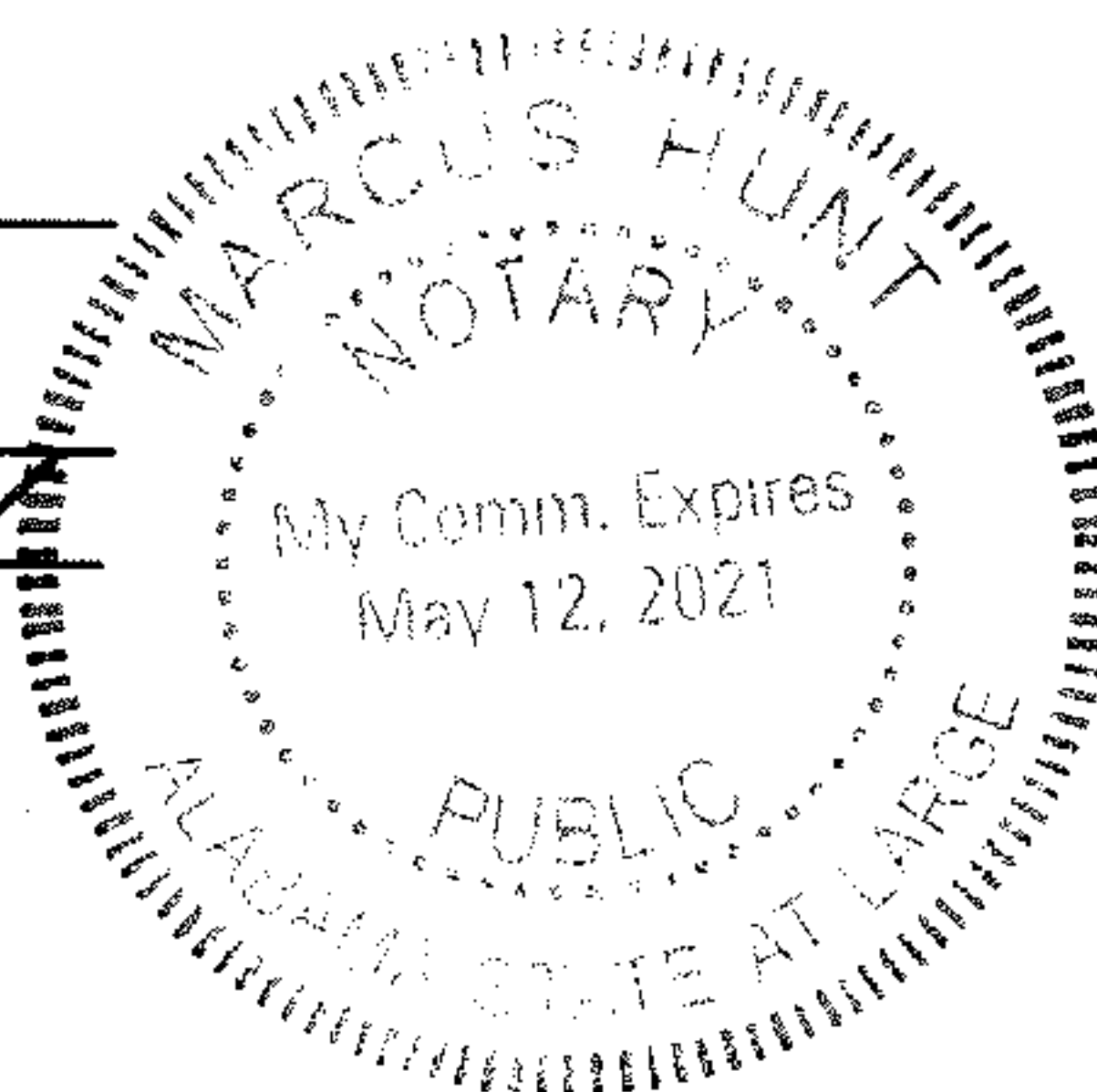
State of Alabama

County of Jefferson

I, Marcus Hunt, a Notary Public in and for said County in said State, hereby certify that Willie Batch, Member of WCB Realty Company LLC, limited liability company 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 foregoing conveyance he/she/they as such member and with full authority executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 26th day of February, 2021.

Marcus Hunt
Notary Public, State of Alabama
My Commission Expires: 5/12/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/17/2021 12:38:25 PM
\$26.00 CHARITY
20210317000134250

Allen S. Bayl