

Send Tax Notice to:
Daniel Grattan and Julie Grattan
~~132 Polo Downs~~ 11041 Lower Circle Drive
~~11041 Lower Circle Drive~~ Grass Valley, CA 95949

This Instrument Prepared By:
Cassy L. Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-22-4488

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED NINETY NINE THOUSAND TWO HUNDRED TWENTY SIX AND 00/100 (\$299,226.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Valor Communities, LLC, an Alabama Limited Liability Company (herein referred to as “Grantor,” whether one or more), whose mailing address is

107 Hayesbury Drive, Pelham, AL 35124

by **Daniel Grattan and Julie Grattan** (herein referred to as “Grantee,” whether one or more), whose mailing address is

11041 Lower Circle Drive, Grass Valley, CA 95949

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **132 Polo Downs, Chelsea, AL 35043**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her 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 31st day of May, 2023

Valor Communities, LLC, an Alabama Limited Liability Company

By: Jeannie Chance
Jeannie Chance, Authorized Agent

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeannie Chance, Authorized Agent**, whose name(s) as **Authorized Agent(s)** of **Valor Communities, LLC**, a/an **Alabama** corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Valor Communities, LLC**, on the day the same bears date.

Given under my hand and official seal this 31st day of May, 2023.

Cassy L. Dailey
Notary Public

Cassy L. Dailey
Printed Name

My Commission Expires: 5-2-26

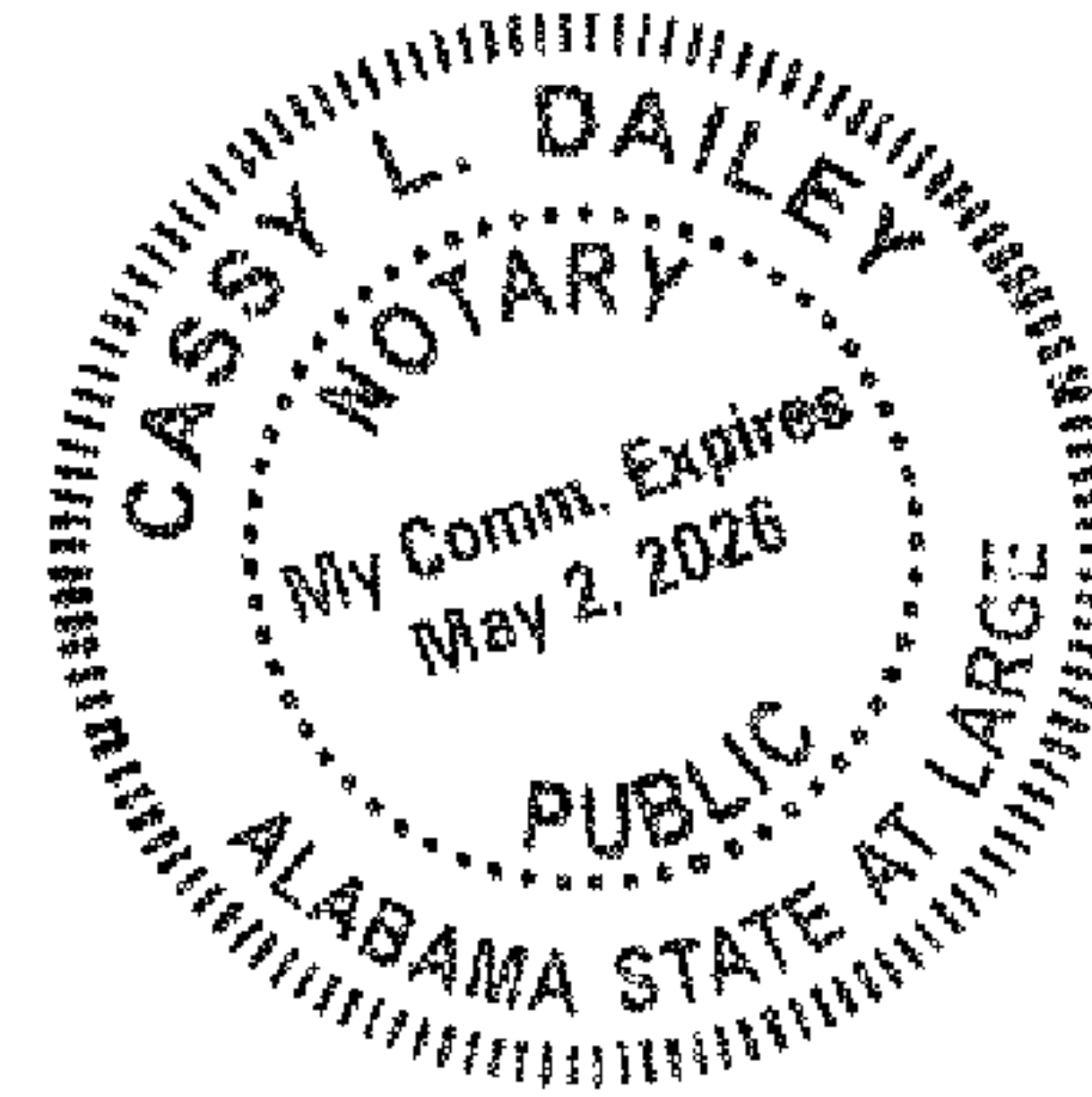


EXHIBIT A

Property 1:

Lot 219, according to the Survey of The Village at Polo Crossings Sector 1, as recorded in Map Book 39, Page 42
A, B, and C, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/13/2023 11:41:26 AM
\$327.50 PAYGE
20230613000177250

Allen S. Bayl