Prepared by:
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Send Tax Notice to: Gregory P. Driskill & Lisa G. Driskill 10 Troon Shoal Creek, AL 35242

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STATE OF ALABAMA)
) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE MILLION ONE HUNDRED NINETY THOUSAND AND NO/100 DOLLARS (\$1,190,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, ANDREW JOHN GNANN, an unmarried man, and SEAN CAREY TINNEY, an unmarried man (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, GREGORY P. DRISKILL and LISA G. DRISKILL (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot H-1-A, according to the Resubdivision of Lots 29A and 30A of a Resurvey of Lots 29, 30, 31, 36 and 37, of Shoal Creek as recorded at Map Book 25, Page 64, and Lot H-1 of The Hamlets at Shoal Creek Phase I being a resubdivision of Lots 26, 27, 28 and 40, Shoal Creek, as recorded in Map Book 47, Page 7, and the southern common area of The Hamlets at Shoal Creek Phase II, Map Book 48, Page 50, as recorded in Map Book 48, Page 55, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$1,190,000.00 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said	Grantors have hereunto set their hand and seal this the 21st day
of August, 2023.	
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Samuel Sa	By Secret Certy Thinkson
A CONTRACTOR OF THE PARTY OF TH	Andrew John Grand By Jean Cerry Tinning Mormory infact
ANDREW JOHN GNANN,	
By SEAN CAREY TINNEY,	
As Attorney in Fact	
SEAN CAREY TINNEY	
STATE OF ALABAMA)
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COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that SEAN CAREY TINNEY, individually, and as Attorney in Fact for ANDREW JOHN GNANN, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, individually, and as said Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of August, 2023.

NOTARY PUBLIC

My commission expires:

MALCOLM STEWART MOLEOD NOTARY PUBLIC ALABAMA STATE AT LARGE COMM. EXP. 08/15/26

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 ANDREW JOHN GNANN and SEAN **GREGORY P. DRISKILL and LISA CAREY TINNEY** Grantee's NameG. DRISKILL Grantor's Name 10 TROON Mailing Address 10 TROON Mailing Address SHOAL CREEK, AL 35242 SHOAL CREEK, AL 35242 10 TROON Date of SaleAugust 21, 2023 Property Address SHOAL CREEK, AL 35242 Total Purchase Price\$1,190,000.00 Oľ Actual Value 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 Appraisal Sales Contract Other X Closing Statement 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). 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). August 21, 2023 Malcolm S. McLeod Print Sign Unattested (Grantor/Grantee/Owner/Agent) circle one (verified by) Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County

> Clerk **Shelby County, AL** 08/23/2023 08:03:21 AM **\$1218.00 BRITTANI** 20230823000252830

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