


Send tax notice to:  
GAL69, LLC  
155 Bentbrook Ln  
Sylacauga, AL 35150

This Instrument Prepared By:  
Anthony C. Willoughby, Esq.  
Dominick Feld Hyde, P.C.  
1130 22<sup>nd</sup> Street South  
Ridge Park, Suite 4000  
Birmingham, Alabama 35205

  
20231229000372450 1/9 \$312.50  
Shelby Cnty Judge of Probate, AL  
12/29/2023 10:11:35 AM FILED/CERT

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.**

**PERSONAL REPRESENTATIVES'/STATUTORY WARRANTY DEED**

STATE OF ALABAMA     )

**KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY         )

WHEREAS, Anne Higginbotham Langner ("Anne") and Eugene Earnest Langner, Jr. ("Eugene"), owned the hereinafter described real property (the "Property") as joint tenants with right of survivorship;

WHEREAS, Anne died on March 13, 2006 and her Last Will and Testament was admitted to probate in the Jefferson County Probate Court, identified as Case No. 192620 and Eugene Earnest Langner was appointed as Personal Representative of Anne's Estate by Letters Testamentary issued on May 16, 2006;

WHEREAS, pursuant to a Disclaimer of Interest dated July 24, 2006 ("Disclaimer"), filed in said Court, Eugene Earnest Langner, Jr., disclaimed the undivided interest which would have passed to him upon the Decedent's death;

WHEREAS, after the filing of the Disclaimer, Eugene owned a one-half interest in the Property, individually;

WHEREAS, Eugene died on October 18, 2022 and his Last Will and Testament was admitted to probate in the Jefferson County Probate Court and is identified as Case No. 22BHM002954;

WHEREAS, Jacquelynn E. Lampe ("Jacquelynn") and Lori Ann Langner ("Lori") were appointed as Personal Representatives of Eugene's Estate by Letters Testamentary issued on December 1, 2022;

Shelby County, AL 12/29/2023  
State of Alabama  
Deed Tax: \$264.50



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WHEREAS, Eugene died seized and possessed of a one-half interest in the Property;

WHEREAS, in accordance with the terms of Eugene's Will, his assets, including his interest in said Property, pass to his four children, Jacquelynn, Lori, David Eugene Langner ("David") and Todd Morris Langner ("Todd"), in equal shares;

WHEREAS, Jacquelynn, Lori, David and Todd desire that Eugene's one-half interest in the property pass to the GAL69, LLC, an Alabama limited liability company ("the LLC");

WHEREAS, rather than make a series of transfers in succession from the Estate to Jacquelynn, Lori, David and Todd and then from Jacquelynn Lori, David and Todd to the LLC, the Property is being conveyed to the LLC by this single conveyance.

NOW THEREFORE, in consideration of the above recitals and the authority contained in the Last Will and Testament of Eugene Earnest Langner, Jr., deceased, the undersigned Grantors, Jacquelynn E. Lampe and Lori Ann Langner, individually and in their capacity as Personal Representatives of the Estate of said decedent with the general authority to execute conveyances conferred upon the Personal Representatives and pursuant to the terms of the Last Will and Testament of said decedent; David Eugene Langner and Todd Morris Langner, individually, do grant, bargain, sell and convey unto GAL69, LLC, an Alabama limited liability company (hereinafter referred to as "Grantee", all of said decedent's one-half interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A"

SOURCE OF TITLE: Instrument #20211222000603920


Property Address: 61 Pine Street, Shelby, AL 35143

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record and not of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed



by a true and accurate survey of the property conveyed herein.

  
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TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

The above property does not constitute the homestead of any of the Grantors.

To the extent that this instrument is executed by the Grantors in their representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantors in their individual capacity, and the liability of the Grantors is expressly limited to their representative capacity named herein. To the extent that the Grantors are executing this instrument in their individual capacities, the Grantors make no warranty or covenant respecting the nature of the quality of the title to the Property hereby conveyed other than that none of them have permitted nor suffered any lien, encumbrance or adverse claim to the Property described herein since the date of acquisition hereof by them.

**IN WITNESS WHEREOF**, the Grantors have hereunto set their hand and seal on  
December 26, 2023.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]



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Jacquelynn E. Lampe  
Jacquelynn E. Lampe, Individually and as  
Personal Representative of the Estate of  
Eugene Earnest Langner, Jr., deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Jacquelynn E. Lampe, Individually and whose name as Personal Representative of the Estate of Eugene Earnest Langner, Jr., deceased, 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, she, individually and in her capacity as Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand on 12/26/2023.

Reba B. Ashworth  
Notary Public

REBA B. ASHWORTH  
Printed Name

(NOTARY SEAL)

My Commission Expires: 3/24/2024



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Lori Ann Langner, individually and as Personal  
Representative of the Estate of Eugene  
Earnest Langner, Jr., deceased

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Lori Ann Langner, whose name as Personal Representative of the Estate of Eugene Earnest Langner, Jr., deceased, 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, she, individually and in her capacity as Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand on 12/26/2023.

Notary Public

REBA B. ASHWORTH

Printed Name

(NOTARY SEAL)

My Commission Expires: 3/31/2024



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David Eugene Langner, individually

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that David Eugene Langner, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand on 12/26/2023.

  
Notary Public

REBA B. ASHWORTH  
Printed Name

My Commission Expires: 3/21/2024

(NOTARY SEAL)



(SIGNATURES APPEAR ON THE FOLLOWING PAGES)





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Todd Morris Langner  
Todd Morris Langner, individually

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Todd Morris Langner, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand on 12/26/2023.

Reba B. Ashworth  
Notary Public

REBA B. ASHWORTH  
Printed Name

My Commission Expires: 3/21/2024

(NOTARY SEAL)



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EXHIBIT "A"

Shelby

County, Alabama to-wit:

That certain parcel of land in Section 12, Township 24 North, Range 15 East, Shelby County, described as follows, to-wit: Commence at the Northwest corner of Lot No. 1 of the Pine Grove Camp Subdivision as shown in Map Book 4 on page 8 on record in the Shelby County Probate Office; thence from said point run South 3 deg. and 30 min. East along the West boundary of said Lot No. 1 for approximately 58 feet to the North boundary of Pine Street; thence run in a Westerly direction along the North boundary of said Pine Street for a distance of 100 feet to the point of beginning of the parcel of land herein described; thence from said point of beginning run North 3 deg. and 30 min. West and along the West boundary of Spear lot, 82½ feet, more or less, to the 397 foot contour line above mean sea level as established by the United States Coast and Geodetic Survey, as adjusted in July, 1955; thence run Westerly or Northwesterly along said 397 foot contour line to the intersection thereof with the South boundary of Riverfront Street; thence South 53 deg. and 13 min. West along the South boundary of said Riverfront Street 168 feet, more or less, to the Northeast corner of the Ward lot; thence run in a Southerly direction along the East boundary of said Ward lot 101 feet, more or less, to the North boundary of Pine Street; thence run in an Easterly direction along the North boundary of Pine Street 290 feet, more or less, to the point of beginning and ending of the parcel of land herein described. Said land lying in the SE¼ of the SE¼ of Section 12, Township 24 North, Range 15 East, Shelby County, including the house, boat house and utility house situated thereon.

Minerals and mining rights, transmission line permits to Alabama Power Company, and water rights conveyed to Alabama Power Company, as shown by deeds recorded in Deed Book 52 at page 176 and in Deed book 243 at page 271, Office of Judge of Probate of Shelby County, Alabama, are excepted.





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## Real Estate Sales Validation Form

***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Jacquelyn E. Lampe, Co-PR of E/O Eugene Langner, Jr.  
Mailing Address 155 Bentbrook Ln  
Sylacauga, AL 35150

Grantee's Name GAL69, LLC  
Mailing Address 155 Bentbrook Ln  
Sylacauga, AL 35150

Property Address  
61 Pine Street  
Shelby, AL 35143

Date of Sale 12/26/2023  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 264,120

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  
☐ Sales Contract  
☐ Closing Statement  
☐ Appraisal  
☒ Other Shelby County Tax Assessor

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).

I 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).

Date 12/26/2023

Print Jacquelyn E. Lampe

Sign Jacquelyn E. Lampe  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1