

This instrument was prepared by:  
Mike T. Atchison, Attorney  
PO Box 822, Columbiana AL 35051

Send Tax Notice to:  
Richard G. Williams  
317 Hwy 47 S  
Columbiana AL  
35051

**STATUTORY WARRANTY DEED (CORPORATION)**

State of Alabama )  
SHELBY COUNTY)

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **FORTY FIVE THOUSAND DOLLARS AND ZERO CENTS 45,000.00**) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **JPMorgan Chase Bank, National Association** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **Richard G. Williams**, (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto. Vp

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal this 25<sup>th</sup> day of October 2012.

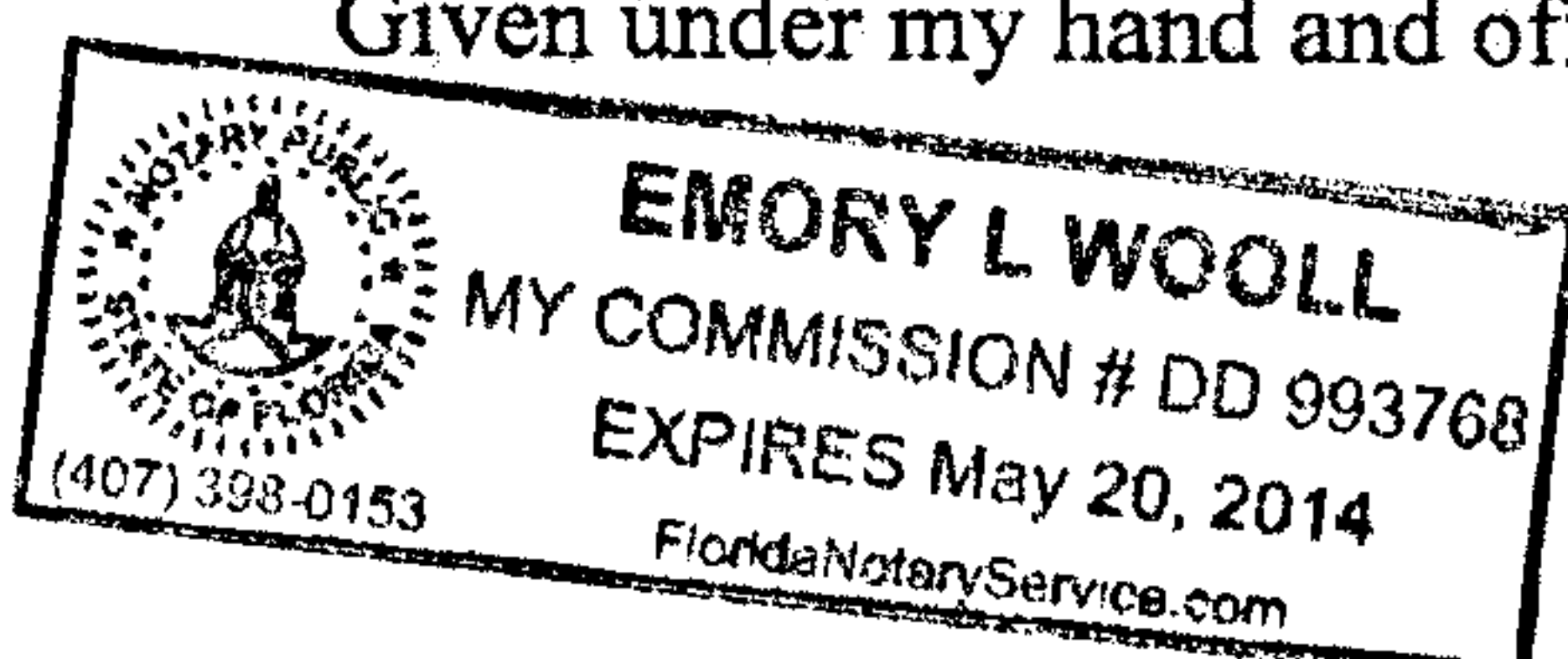
Vp JPMorgan Chase Bank, National Association

By: \_\_\_\_\_  
Name: Tricia Foldessy, VP  
Title: \_\_\_\_\_

State of Florida )  
Broward County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tricia Foldessy, whose name as Vice President of **JPMorgan Chase Bank, National Association**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 25<sup>th</sup> day of October, 2012.



Emory L. Wooll  
Notary Public

My Commission expires: 5/20/14




20121029000415190 1/4 \$66.00  
Shelby Cnty Judge of Probate, AL  
10/29/2012 03:19:08 PM FILED/CERT

## EXHIBIT A

### Legal Description

That certain lot of land described as commencing where the East right of way line of the Shelby Public Road intersects the North line of the Northwest Quarter of the Northwest Quarter of Section 36, Township 21 South, Range 1 West and run thence in a southeasterly direction along the East right of way line of said Public Road a distance of 165 feet, more or less, to the North line of the tract of land known as the Walter E. Morrow Land for a point of beginning of the lot herein described and conveyed; run thence East and parallel with the North line of said Section 36, a distance of 215 feet; run thence South 75 feet; run thence West and parallel with the North line of said Section 36 a distance of 186 feet, more or less, to the East right of way line of said Shelby Public Road; run thence in a northwesterly direction along said East right of way line of said Shelby Public Road to point of beginning and being a part of the lands conveyed by Maggie H. Weaver and husband, to Walter E. Morrow, which said deed is recorded in Deed Book 27, on Page 276, in the Office of the Judge of Probate of Shelby County, Alabama and said lot being a part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 21 South, Range 1 West. Situated in Shelby County, Alabama. Said land also being described as a parcel of land in the Northwest Quarter of the Northwest Quarter of Section 36, Township 21 South, Range 1 West, being the same land described in a deed to Lola Walton, recorded in Deed Book 297, at Page 53, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows: commencing at the Northwest corner of said Section 36; thence North 89 degrees 04 minutes 42 seconds East along the North line of said section a distance of 230.00 feet to a point on the East right of way of County Road NO. 47; thence along a curve to the left in said right of way having a radius of 2834.79 feet and a chord bearing of South 26 degrees 46 minutes 10 seconds East an arc length of 211.42 feet to a point; thence South 28 degrees 54 minutes 22 seconds East along said right of way a distance of 15.35 feet to an axle found at the point of beginning; thence North 88 degrees 47 minutes 30 seconds East a distance of 199.42 feet to a three-quarter inch open end pipe found; thence south 07 degrees 21 minutes 29 seconds East a distance of 74.25 feet to a two and one-half inch pipe found; thence South 87 degrees 57 minutes 15 seconds West a distance of 166.99 feet to a two and one-half inch pipe found on the East right of way of County Highway No. 47; thence North 29 degrees 07 minutes 30 seconds West a distance of 86.31 feet to the point of beginning.

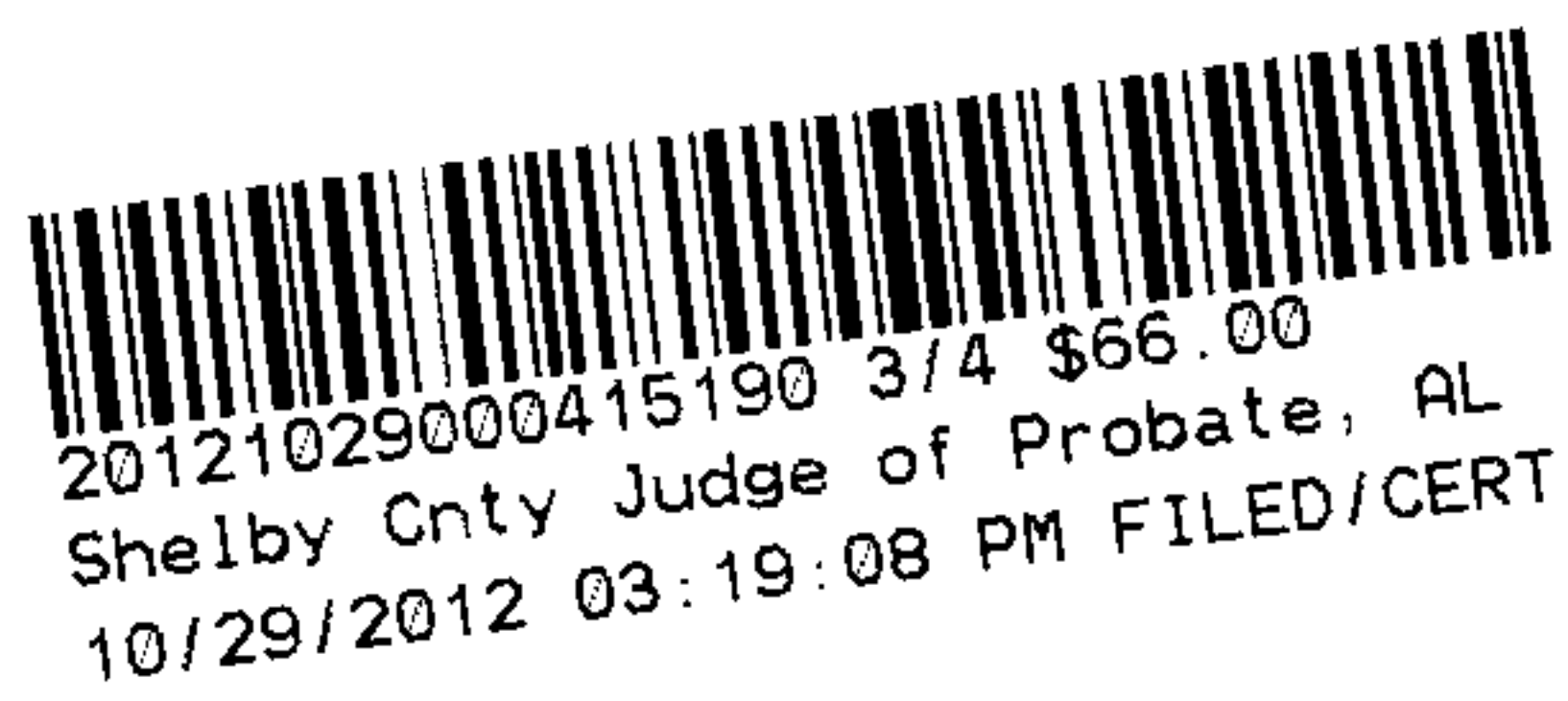
*[Handwritten signature]*

  
20121029000415190 2/4 \$66.00  
Shelby Cnty Judge of Probate, AL  
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## EXHIBIT B

### Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.



*[Handwritten signature]*

Real Estate Sales Validation Form

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

Grantor's Name Chase  
Mailing Address 100 East Broad St  
Columbus OH  
43215

Grantee's Name Richard Williams  
Mailing Address 317 Hwy 47S  
Columbiana AL  
35051

Property Address 321 Hwy 47S  
Columbiana AL  
35051

Date of Sale 10-26-12  
Total Purchase Price \$ 45,000.00  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors 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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date \_\_\_\_\_

\_\_\_\_\_  
Unattested  
(verified by)

Print Mika T Atchison

Sign Mika T Atchison  
(Grantor/Grantee/Owner/Agent) circle one

20121029000415190 4/4 \$66.00  
Shelby Cnty Judge of Probate, AL  
10/29/2012 03:19:08 PM FILED/CERT

Shelby County, AL 10/29/2012  
State of Alabama  
Deed Tax: \$45.00