

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

Send Tax Notice to:
Brian Thomas
175 Baron Drive
Chelsea AL 35043

STATUTORY WARRANTY DEED (CORPORATION)


State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS:

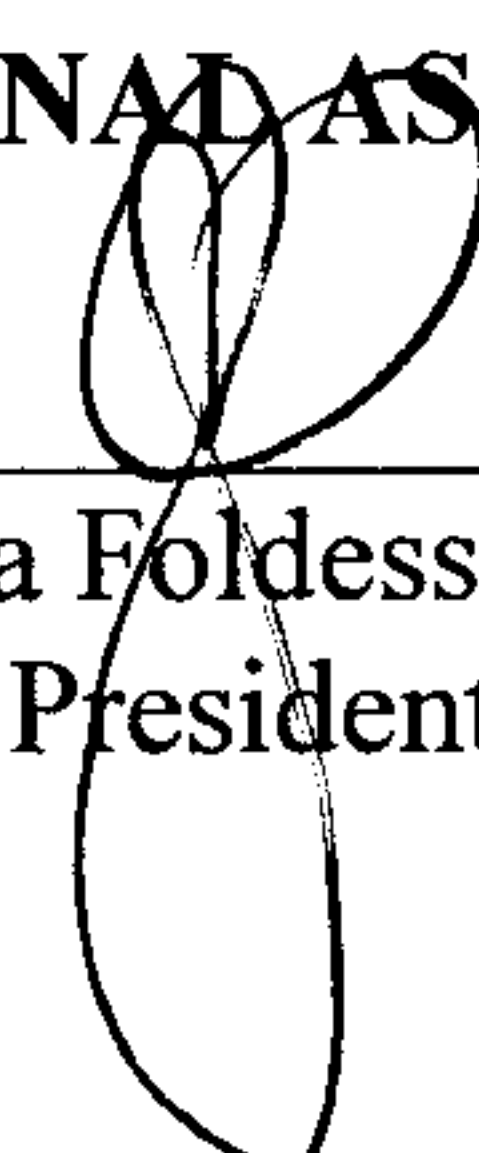
That in consideration of **Thirty Five Thousand Dollars and zero cents (\$35,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **BRIAN D. THOMAS**, (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.

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

IN WITNESS WHEREOF, the said Grantor, by its **Tricia Foldessy as Vice President**, who is authorized to execute this conveyance, has hereto set its signature and seal this 25 day of February, 2014.


20140227000054110 1/4 \$58.00
Shelby Cnty Judge of Probate, AL
02/27/2014 03:22:52 PM FILED/CERT

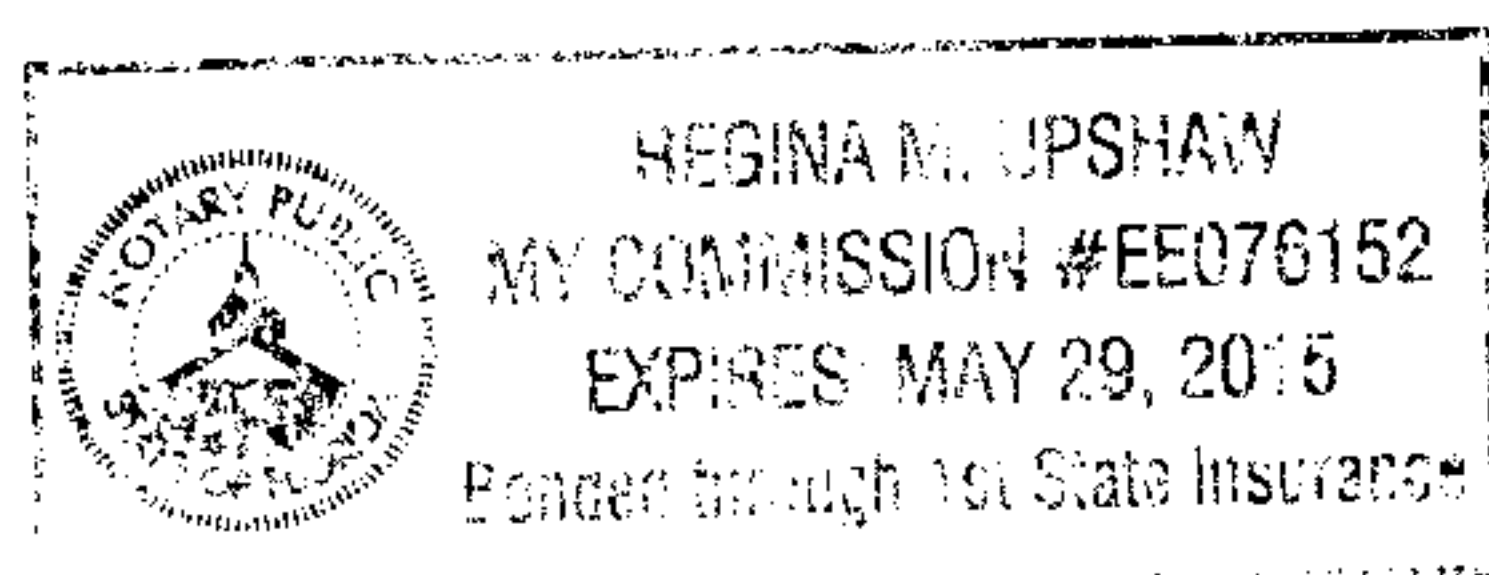
**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

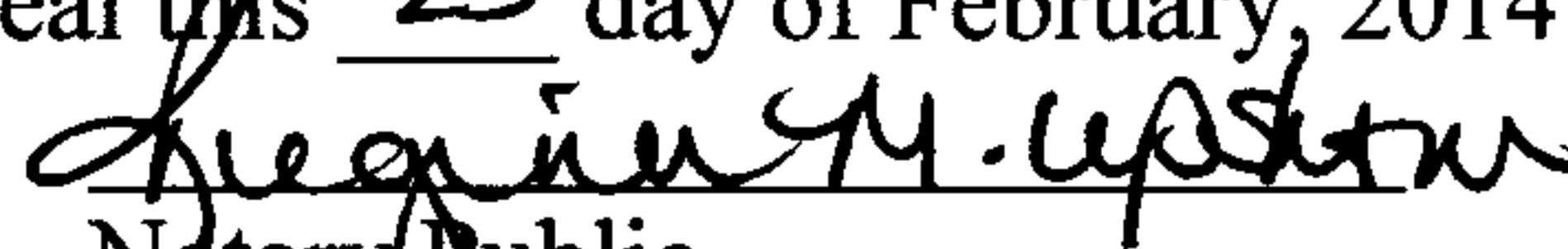
By: 
Tricia Foldessy
Vice President

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 day of February, 2014




Notary Public

My Commission expires: May 29, 2015

Shelby County, AL 02/27/2014
State of Alabama
Deed Tax: \$35.00

EXHIBIT A

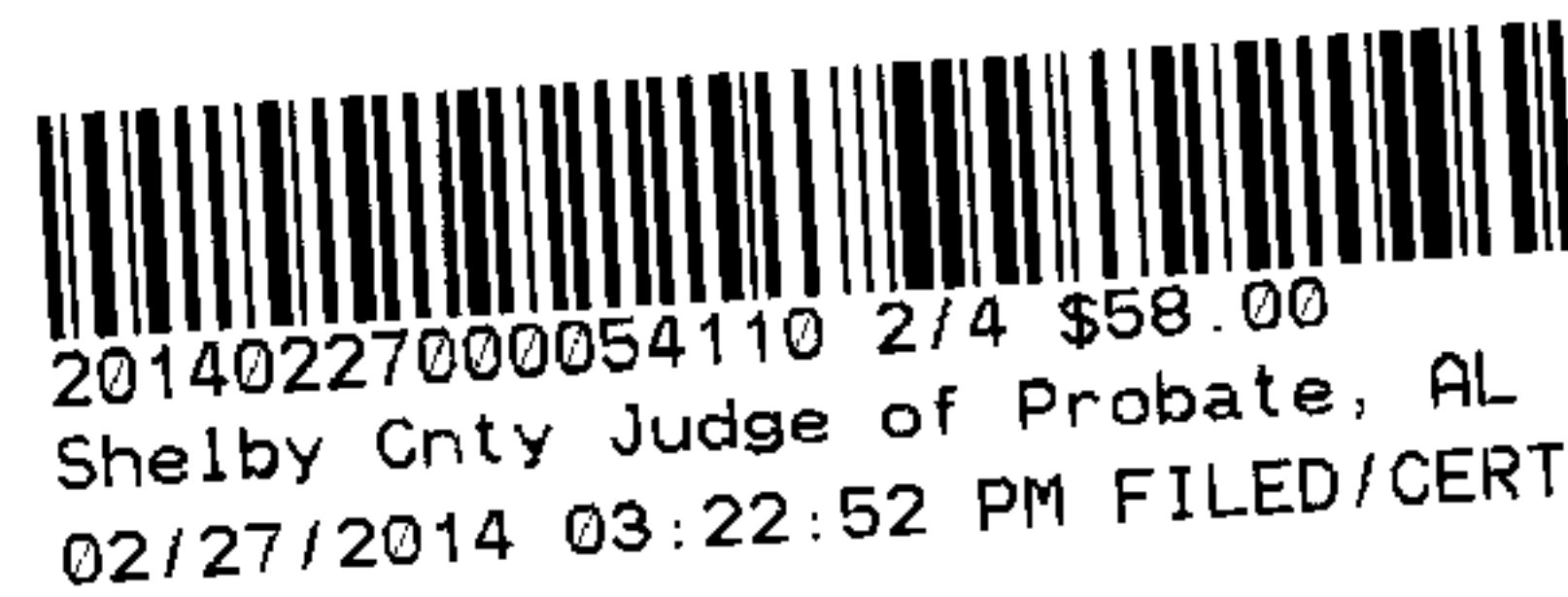
Legal Description

A tract of land situated in the South half of the Northwest Quarter of the Southeast Quarter of Section 24, Township 20 South, Range 1 West, Shelby County, Alabama; being more particularly described as follows: Begin at the Northeast corner of the South half of the Northwest Quarter of Southeast Quarter of Section 24, Township 20 South, Range 1 West and run South along the East line of said quarter-quarter section a distance of 122.50 feet; thence right 78 degrees 25 minutes 22 seconds and run southwesterly a distance of 663.37 feet to a county gravel road; thence right 49 degrees 48 minutes 44 seconds and run northwesterly a distance of 157.17 feet; thence right 130 degrees 11 minutes 16 seconds and run northeasterly 789.44 feet to the point of beginning; being situated in Shelby County, Alabama.

"ALSO KNOWN AS"

A tract of land situated in the South half of the Northwest Quarter of the Southeast Quarter of Section 24, Township 20 South, Range 1 West, Shelby County, Alabama; being more particularly described as follows: Begin at the Northeast corner of the South half of the Northwest Quarter of Southeast Quarter of Section 24, Township 20 South, Range 1 West, said point being the POINT OF BEGINNING; thence South 00 degrees 05 minutes 06 seconds East a distance of 122.46 feet; thence South 78 degrees 23 minutes 22 seconds West a distance of 626.79 feet; thence North 50 degrees 01 minute 43 seconds West a distance of 155.46 feet; thence North 78 degrees 31 minutes 40 seconds East a distance of 747.86 feet to the POINT OF BEGINNING.

According to the survey of Rodney S. Shiflett, dated February 21, 2014.




Sp

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.


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Shelby Cnty Judge of Probate, AL
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HP

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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 JPMorgan Chase Bank, N.A. Asset #
1065462784
Mailing Address 1400 East Newport Center Drive
Deerfield Beach, Florida 35051
Property Address 1620 Crenshaw
Columbiana, Alabama 35051

Grantee's Name Brian Thomas
Mailing Address 175 Baron Drive
Chelsea, Alabama 35043
Date of Sale February 26, 2014
Total Purchase Price \$35,000.00
or
Actual Value
or
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


20140227000054110 4/4 \$58.00
Shelby Cnty Judge of Probate, AL
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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 of 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).

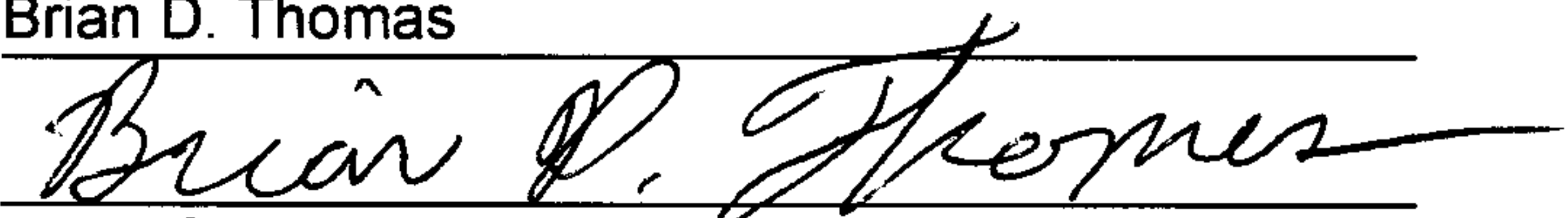
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date February 26, 2014

Print Brian D. Thomas

Unattested

Sign


(Grantor/Grantee/Owner/Agent) circle one

(verified by)