

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
 Law Offices of Jeff W. Parmer, LLC
 850 Shades Creek Parkway, Suite 210
 Birmingham, Alabama 35209

GRANTEE'S ADDRESS:

JaG Investment Strategies, L.L.C.
 5213 Logan Drive
 Birmingham, Alabama 35242

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

STATUTORY WARRANTY DEED

20150602000182920

06/02/2015 03:56:05 PM

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Fourteen Thousand Nine Hundred & NO/100 (\$14,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned Lee Alabama, LLC, a Kentucky limited liability company, its successors and assigns (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, JaG Investment Strategies, L.L.C. (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 22, according to the Final Plat of Glenstone Cottages as recorded in Map Book 38, Page 48, in the Probate Office of Shelby County, Alabama.

Property Address: 105 Glenstone Drive (Lot 22), Chelsea, Alabama 35051

\$ 0 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

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

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the GRANTOR except as set forth hereinabove.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 27 day of May, 2015.

Lee Alabama, L.L.C.,
 a Kentucky limited liability company

Paul B. Lee

By: Paul B. Lee
 Its Manager

STATE OF Kentucky
 COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Paul B. Lee whose name as Manager of Lee Alabama, LLC, a Kentucky limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such Manager and with such authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of May, 2015.

Dana Myers

NOTARY PUBLIC:

My Commission Expires:

January 27th, 2018

Real Estate Sales Validation Form

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

Grantor's Name Lee Alabama, LLC
Mailing Address 765 Meeks Road
Oakland, KY 42159

Grantee's Name JaG Investments, L.L.C.
Mailing Address 5213 Logan Drive
Birmingham, AL 35242

Property Address 105 Glenstone Drive (Lot 22)
Chelsea, AL 35051

20150602000182920

06/02/2015 03:56:05 PM

DEEDS 2/2

Date of Sale 5/29/15

Total Purchase Price \$ 14900.00

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

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 6/2/15

Print Jeff W. Parmor

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/02/2015 03:56:05 PM
\$32.00 CHERRY
20150602000182920

Jeff W. Parmor