

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513)
247-9605 Fax: (866) 611-0170 and Thomas Granville
McCroskey, Esq., Member of the Alabama Bar and licensed to
practice law in Alabama.

Send Tax Notice to:

David Elwyn Bearden and
Debby Seagle Bearden
3490 Bearden Lane Helena,
AL 35080

STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama)

)

KNOW ALL MEN BY THESE PRESENTS:

Shelby County)

That in consideration of for \$80,730.00 (Eighty Thousand Seven Hundred Thirty Dollars and Zero Cents) 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 **David Elwyn Bearden and Debby Seagle Bearden**, (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/her/their*] 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 29th day of March, 2016.

JPMorgan Chase Bank, National
Association

By: [Signature]

Name

Gayle R Farmer

Title:

Vice President

MAR 29 2016

20160601000188560 1/5 \$107.00
Shelby Cnty Judge of Probate: AL
06/01/2016 04:10:25 PM FILED/CERT

GRF

Notary Acknowledgment

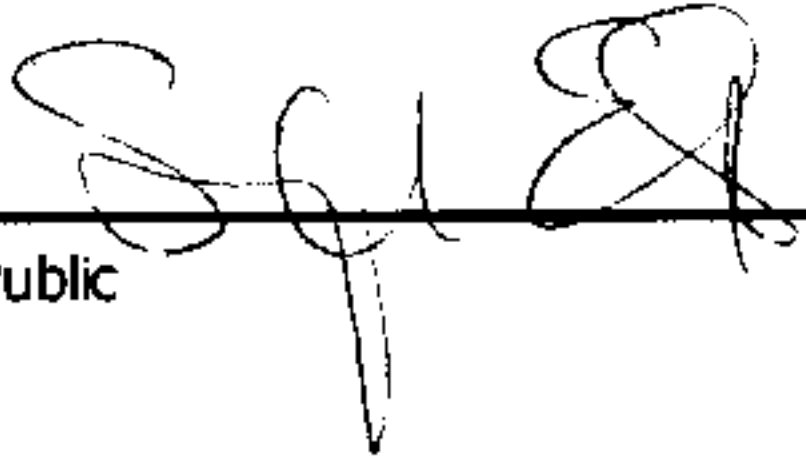
STATE OF OHIO

COUNTY OF FRANKLIN

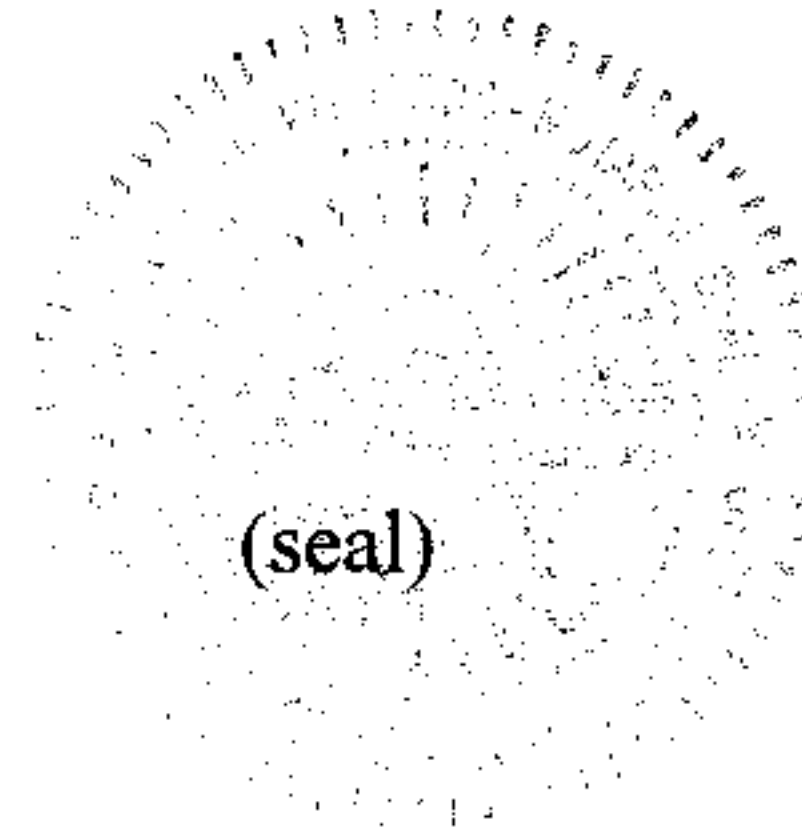
The foregoing instrument was acknowledged before me this March 29, 2016 by Gayle R. Farmer, the Vice President of *JPMorgan Chase Bank, NA*. She is personally known to me.

X

Notary Public



Printed Name: Sunserayer Edwards



DB1/67179435.3

GRF

20160601000188560 2/5 \$107.00
Shelby Cnty Judge of Probate, AL
06/01/2016 04:10:25 PM FILED/CERT

EXHIBIT A

Legal Description

Being known as: Lot 8 according to the amended map of Final Plat, Wynfield Parc, Phase One, as recorded in Map Book 27, Page 51 in the Probate Office of Shelby County, being situated in Shelby County, Alabama. ** Alabama c.f.*

Property Address: **115 Shine Drive Pelham, AL 35124**

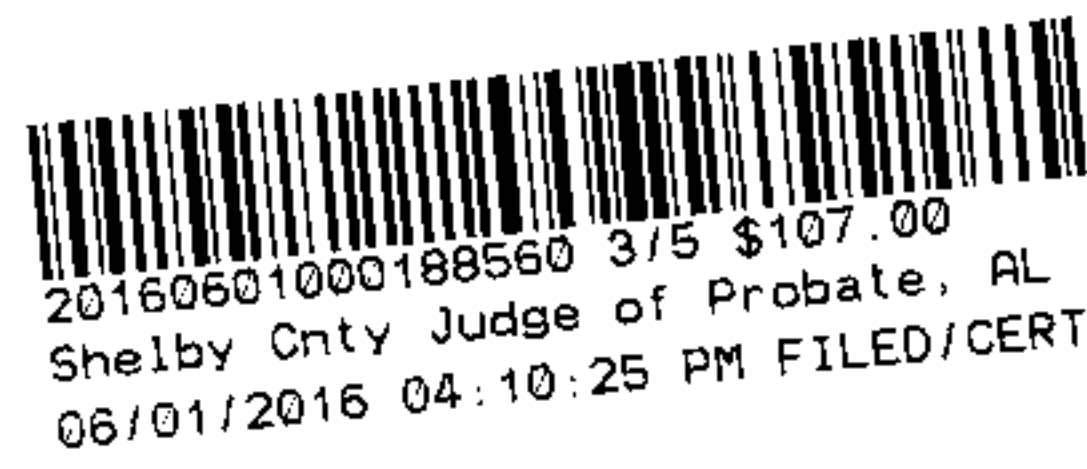
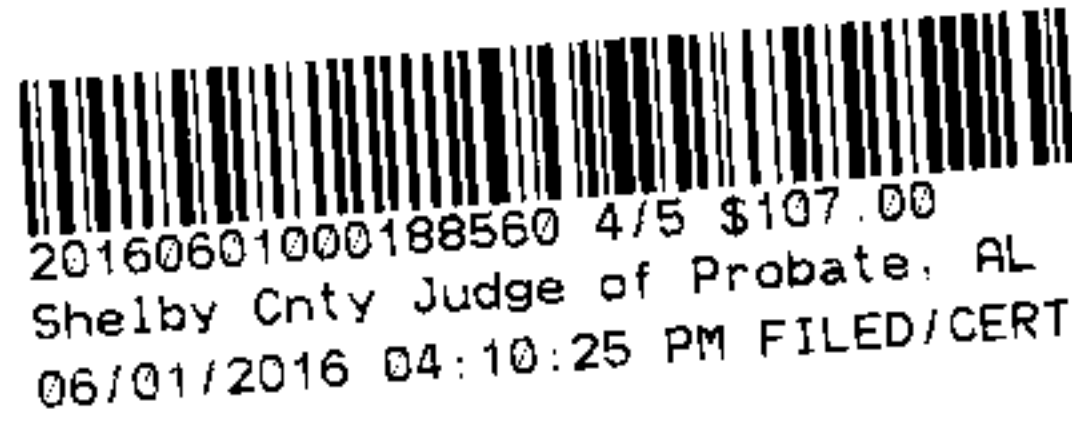


EXHIBIT B

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.



GRF

Real Estate Sales Validation Form

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

Grantors' Name: JP Morgan Chase Bank, NA

Mailing Address : 3415 Vision Drive
Columbus, OH 43219-6009

Grantee's Name: David Elwyn Bearden
Debby Seagle Bearden

Mailing Address: 3490 Bearden Lane
Helena, AL 35080

Property Address: See legal description on Deed

Date of Transfer: March 29, 2016

Total Purchase Price \$80,730.00

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.

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: March 29, 2016

x

Sign

verified by closing agent
F. Wayne Keith Attorney

RT-1

Shelby County, AL 06/01/2016
State of Alabama
Deed Tax: \$81.00



20160601000188560 5/5 \$107.00
Shelby Cnty Judge of Probate, AL
06/01/2016 04:10:25 PM FILED/CERT