

20180227000062570
02/27/2018 12:58:05 PM
DEEDS 1/3

Send Tax Notice:
Connor Riggs Pinegar & Ashtin Henderson
1317 2nd Avenue SW
Alabaster, AL 35007

PEL1800063
This Instrument Prepared By:
Stewart & Associates, P. C./S. Kent Stewart
3595 Grandview Parkway Ste 280
Birmingham, AL 35243

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that inconsideration of the sum of **Two Hundred Five Thousand Five Hundred and 00/100 Dollars (\$205,500.00)** and other good and valuable consideration in hand paid to the undersigned, **JH2 Enterprises, Inc., an Alabama Corporation** (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto **Connor Riggs Pinegar and Ashtin Henderson** (hereinafter "**Grantees**"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, State of Alabama, to wit:

See attached Exhibit "A" for complete legal description being conveyed by this instrument.

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions of record.

\$199,335.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees as joint tenants, with right of survivorship, and unto theirs heirs executors, administrators and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

WITNESS my hand and seal this 22nd day of February, 2018.

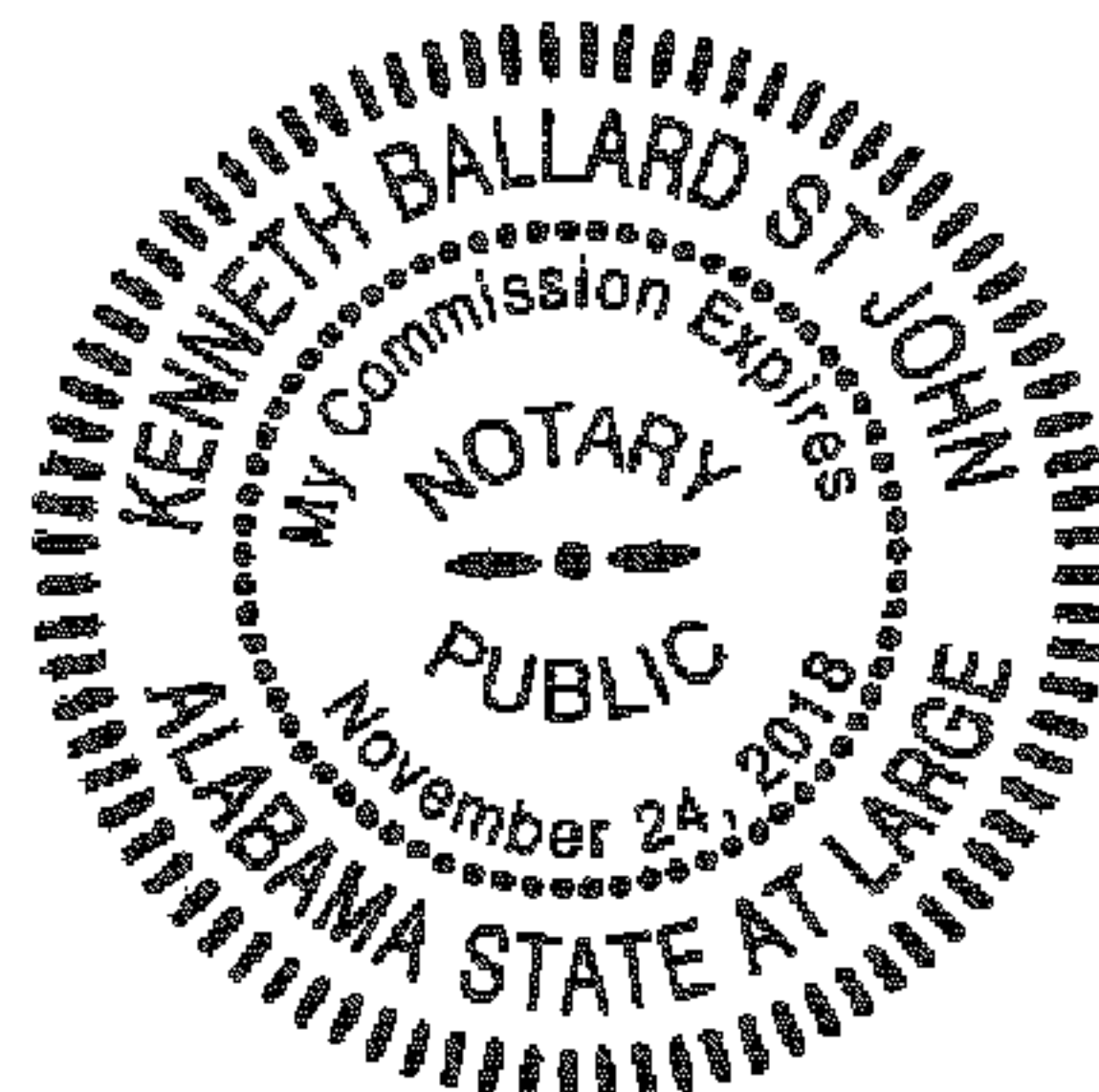
JH2 Enterprises, Inc.

Jordan Hosey
By Jordan Hosey
Its: Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jordan Hosey whose name as Secretary for JH2 Enterprises, Inc. an Alabama Corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, she as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the same bears date.

GIVEN under my hand and seal this the 22nd of February, 2018.



[Signature]
Notary Public
My Commission Expires:
November 24, 2018.

ESCROW FILE NO.: FEL1800005

EXHIBIT "A"

Lot 11, according to the Survey of Kenton Brant Nickerson recorded in Map Book 5, Page 53, in the Probate Office of Shelby County, Alabama.

A handwritten signature in black ink, consisting of a stylized 'K' followed by a series of loops and a horizontal line extending to the right.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>JH2 Enterprises, Inc.</u>	Grantee's Name	<u>Connor Riggs Pinegar</u>
Mailing Address	<u>629 Whispering Ridge</u>	Mailing Address	<u>Ashitin Henderson</u>
	<u>Helena, AL 35080</u>		<u>1317 2nd Avenue SW</u>
			<u>Alabaster, AL 35007</u>
Property Address	<u>1317 2nd Avenue SW</u>	Date of Sale	<u>2/22/18</u>
	<u>Alabaster, AL 35007</u>	Total Purchase Price	<u>\$ 205,500.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>X</u> Sales Contract	<u> </u> Other
<u> </u> Closing Statement	

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.

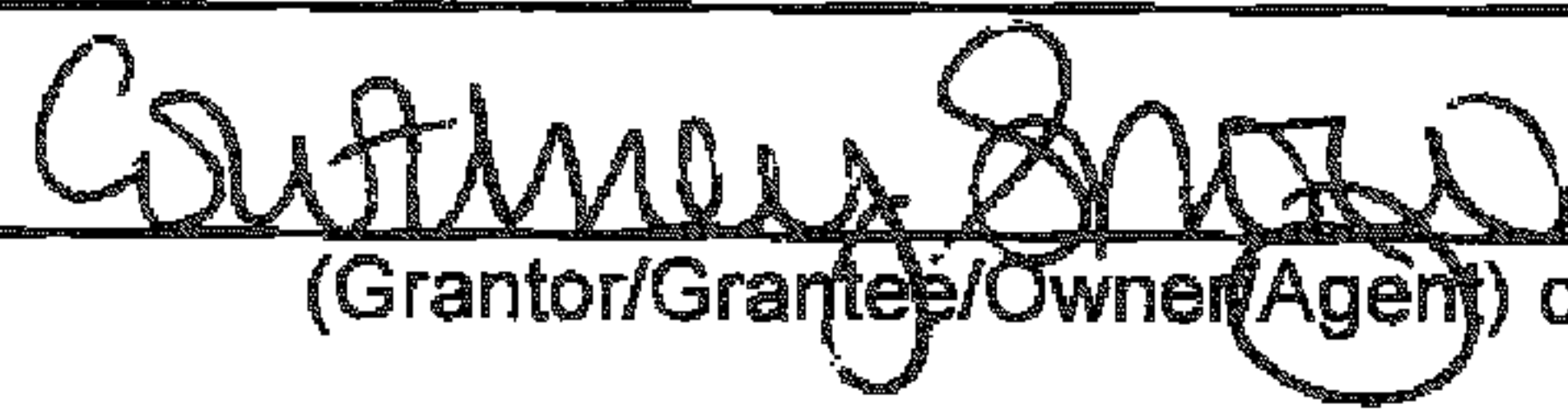
Date of Sale - the date on which interest to the property was conveyed.

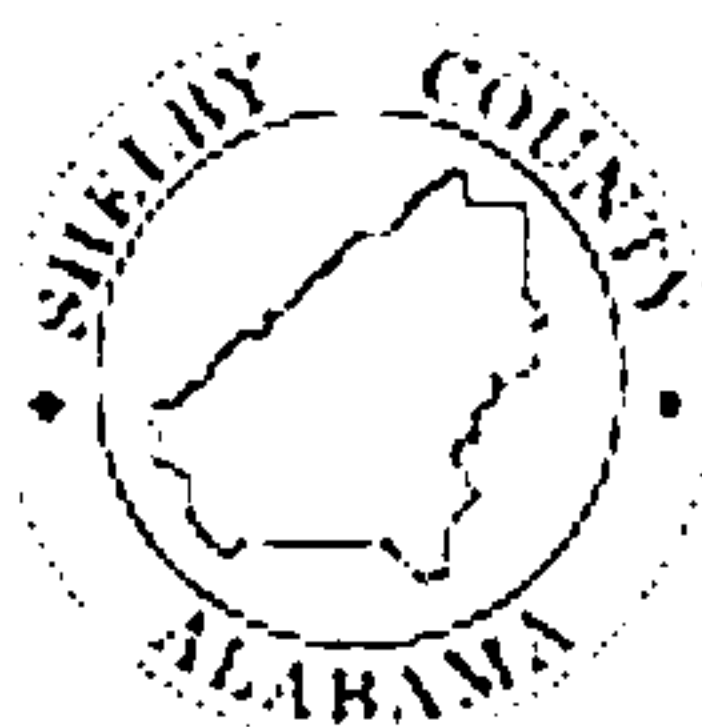
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 <u>2/22/18</u>	Print <u>Courtney Snow</u>
<u> </u> Unattested	Sign <u></u>
(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
 02/27/2018 12:58:05 PM
 \$27.50 CHERRY
 20180227000062570