

WARRANTY DEED

STATE OF ALABAMA
County of Jefferson

Send Tax Notice To:
JR Adams Investment, LLC
PO Box 824 Helena AL 35080

Know all men by these presents:

That in consideration of Five and No/100 Dollars (\$500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Grand Oak Investments LLC (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: JR Adams Investment, LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

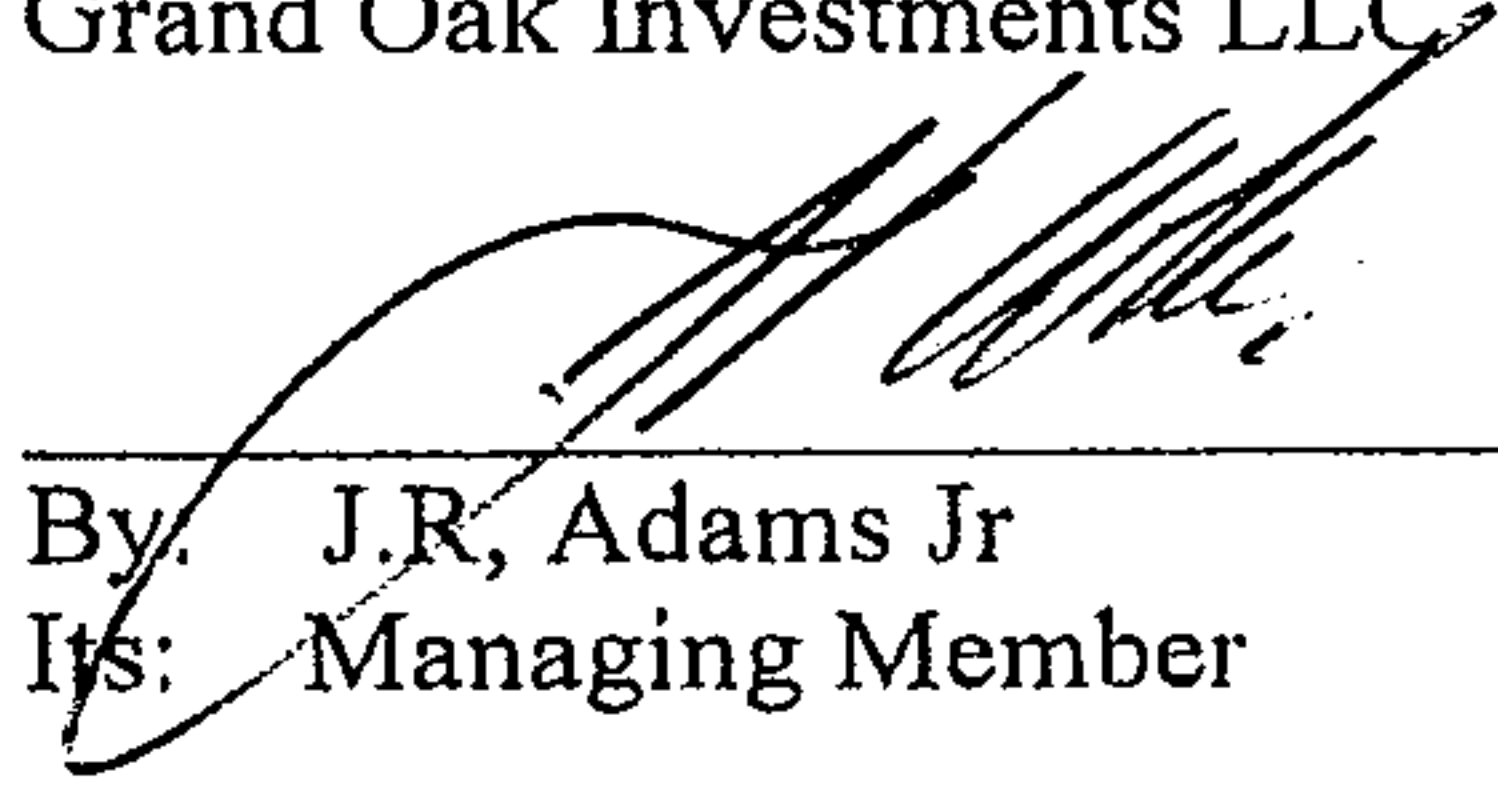
Lot 1B according to the Map or Survey of Old Town Market Place, recorded in Map Book 46, Page 93 in the Probate Office of Shelby County, Alabama.

This deed was prepared without the benefit of a title exam.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 31st day of December 2019

Grand Oak Investments LLC


By: J.R. Adams Jr
Its: Managing Member

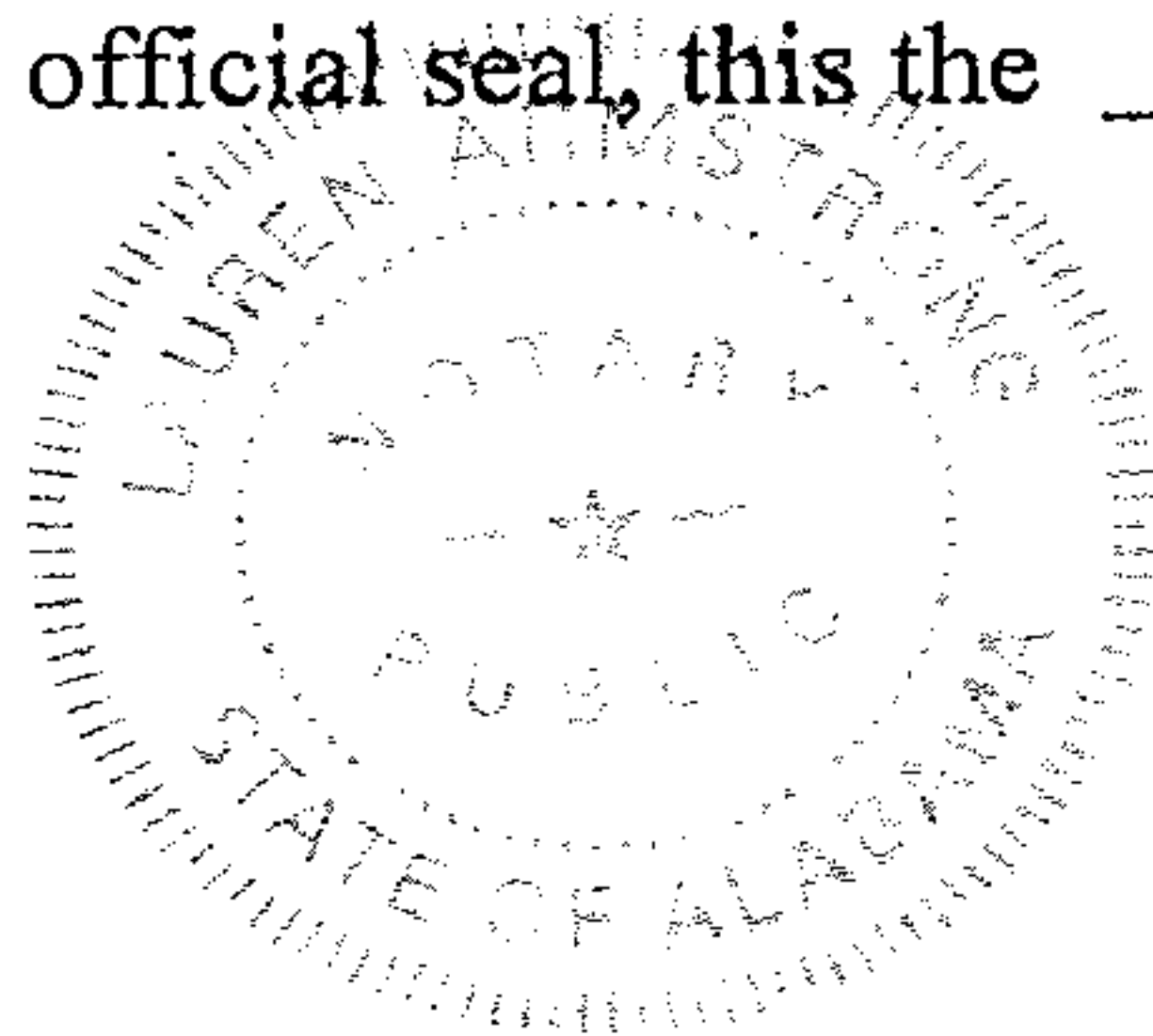
STATE OF Alabama

COUNTY Shelby

General Acknowledgment

, the undersigned a Notary Public in and for said County, in said State, hereby certify that J.R. Adams Jr whose name as Managing Member of Grand Oak Investments, LLC, a 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 of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 31st day of December, 2019.




NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

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

Grantor's Name	Grand Oak Investments, LLC	Grantee's Name	JR adams Investment, LLC
Mailing Address			
	PO Box 824		PO box 824
	Helena AL 35080		Helena AL 35080
Property Address	37 Lake Davidson Lane,	Date of Sale	12-31-19
	Helena AL 35080	Total Purchase Price	\$500.00
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$ 21,680.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other To clear Title
☒ 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: December 31, 2019
 _____ Unattested

 (verified by)

Print
 Sign: _____
 Grantor/Grantee/Owner/Agent (circle one)
 Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/21/2020 11:49:09 AM
 \$29.00 CHERRY
 20200221000069750

Allen S. Boyd