


This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Fucci Realty and Investment, LLC
P. O. Box 550
Auburn AL 36831

WARRANTY DEED


20130129000037890 1/3 \$81.00
Shelby Cnty Judge of Probate, AL
01/29/2013 09:06:40 AM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this January 18, 2013, That for and in consideration of **SIXTY THREE THOUSAND AND NO/100 (\$63,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **JAG INVESTMENT STRATEGIES, LLC**, an Alabama limited liability company, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEES, a one-half interest in the following-described Real Estate to **M. FUCCI, LLC** and the remaining one-half interest in said following described Real Estate to **FUCCI REALTY AND INVESTMENT, LLC** situated in **SHELBY COUNTY, ALABAMA**, to wit:

Lot 102, according to a Resurvey of Lots 1 through 64, 89 through 104, and A through C of Applegate Manor, as recorded in Map Book 10, Page 25, in the Probate Office of Shelby County, Alabama; together with all the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc., to the Applegate Townhouse Association, Ins., by deed recorded in Probate Office of Shelby County, Alabama, in Real 065 Page 210 and Real 318, Page 135, and as more fully defined in the Declaration of Covenants, Conditions and Restrictions of Applegate Townhouse recorded in the Probate Office of Shelby County, Alabama, in Real 63, Page 634, as amended by Corporation Record 43, Page 711; being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2013 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 10, Page 25.

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 Grantees, Grantees' successors and assigns forever.

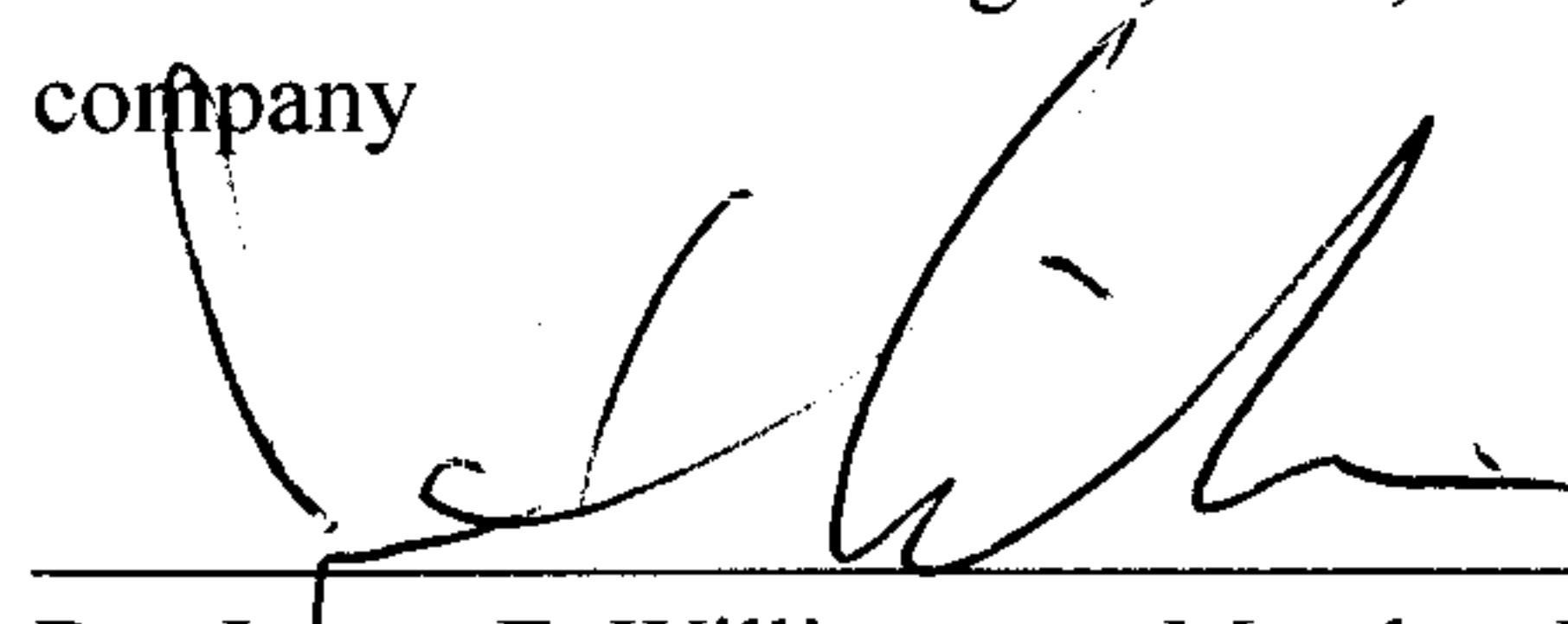
AND SAID GRANTOR, for said GRANTOR, GRANTOR's heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR's heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES successors and assigns, forever against the lawful claims of all persons.

Shelby County, AL 01/29/2013
State of Alabama
Deed Tax: \$63.00

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of January 18, 2013.

GRANTOR:

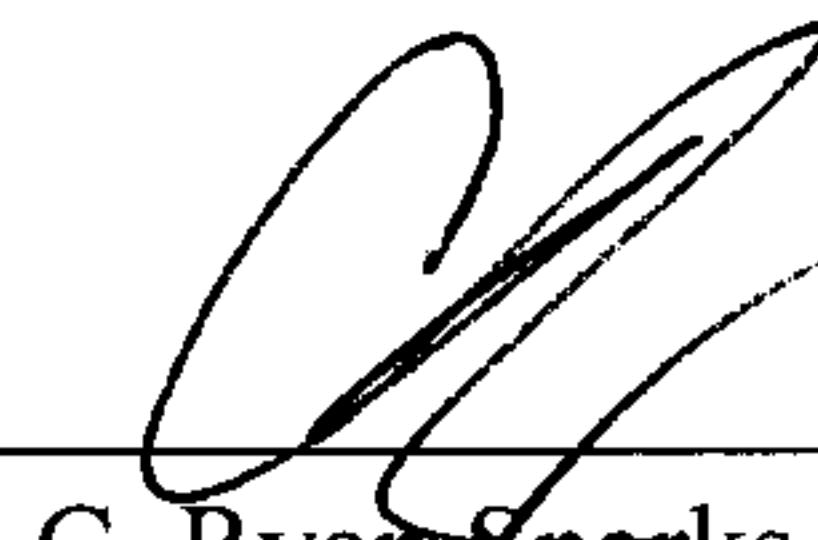
JaG Investment Strategies, LLC, an Alabama limited liability company


By: James F. Williams, as Member-Manager

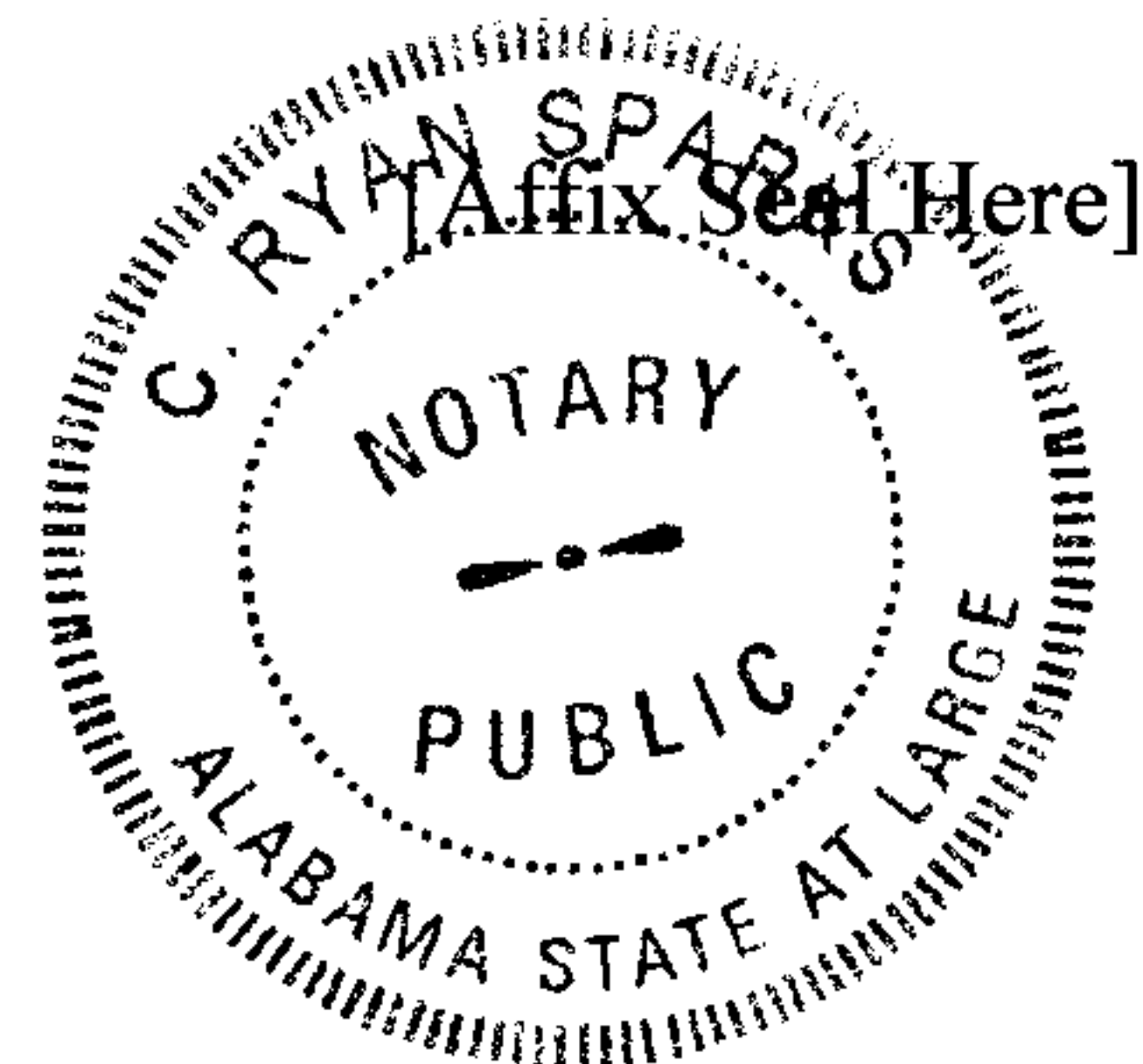
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that James F. Williams, as Member-Manager of JaG Investment Strategies, LLC, an Alabama limited liability company, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, James F. Williams executed the same voluntarily and with full authority as Member-Manager for said LLC, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of January 18, 2013.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015



Real Estate Sales Validation Form

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

Grantor's Name JAG Investment Strategies LLC Grantee's Name Full Realty & Investment LLC
Mailing Address 5213 Logan Drive Mailing Address M Full LLC
Birmingham AL 35244 P.O. Box 550
Albany AL 36831
Property Address 1325 Applegate Drive Date of Sale 1/18/13
Alabaster AL 35007 Total Purchase Price \$ 63,000
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 _____

Print C LYN SARKIS

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1