

SPECIAL WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

THIS INDENTURE made this 11th day of February, 2013.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty-Five Thousand Dollars and No Cents (\$65,000.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

**Astoria Federal Savings and Loan Association, a federally chartered savings and loan,
organized under the laws of the United States of America and Loan Association**

(herein referred to as "Grantor") grants, bargains, sells and conveys unto:

JAG Investment Strategies

(herein referred to as "Grantee"), the following described real estate, situated in Shelby, ALABAMA, to-wit:

**Lot 5, according to Park Forest Subdivision, First Sector, as recorded in Map Book 7
Page 155, in the Office of the Judge of Probate of Shelby County, Alabama; being
situated in Shelby County, Alabama.**


Property Address: 108 Forest Parkway, Alabaster, AL 35007

TO HAVE AND TO HOLD unto the said Grantees, its successors and assigns forever.

SUBJECT TO STATUTORY RIGHT OF REDEMPTION, If any, of all parties lawfully entitles thereto pursuant to the Code of Alabama (1975), and the amendments thereto.

PROPERTY SOLD AS IS, WHERE IS, AND WITH ALL FAULTS and Grantor only warrants title from the time it obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

Shelby County, AL 02/21/2013
State of Alabama
Deed Tax: \$65.00


20130221000074430 1/3 \$83.00
Shelby Cnty Judge of Probate, AL
02/21/2013 02:23:03 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, by **Catherine Anatra, AVP**, who is authorized to execute this conveyance, has hereto set its signature and seal, on this the 11th day of FEB, 2013 on behalf of Astoria Federal Savings and Loan Association, a federally chartered savings and loan, organized under the laws of the United States of America and Loan Association.

By: *Catherine Anatra*

Astoria Federal Savings and Loan Association, a federally chartered savings and loan, organized under the laws of the United States of America and Loan Association

Signor's Printed Name: **Catherine Anatra, AVP**
Title of Signor: Assistant Vice President

STATE OF NEW YORK
COUNTY OF NASSAU

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Catherine Anatra, AVP** of Astoria Federal Savings and Loan Association, a federally chartered savings and loan, organized under the laws of the United States of America and Loan Association whose name 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 said conveyance, they (he/she), as such officers and with full authority, executed the same voluntarily for and as the act of said association, acting in its capacity as aforesaid.

Given under my hand and official seal this 11th day of Feb., 2013.

BARBARA A. CAROLLO
Notary Public, State of New York
No. 01CA6235230
Qualified in Nassau County
Commission Expires February 7, 2015

Barbara A. Carollo
Notary Public

My commission expires: 2/7/2015

11-001783

THIS INSTRUMENT PREPARED BY:

SHAPIRO & INGLE, L.L.C.

JEFFREY A. BUNDA

10130 PERIMETER PARKWAY, SUITE 400

CHARLOTTE, NC 28216

Send Tax Notice To

JAG Investment Strategies



20130221000074430 2/3 \$83.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Astoria Federal Savings and Loan Association,

Grantor's Name a federally chartered savings and loan,
Mailing Address organized under the laws of the United
States of America and Loan Association

1 Corporate Drive, Ste 360

Lake Zurich, IL 60047

Grantee's Name JAG Investment Strategies

Mailing Address 5213 Logan Dr.

Birmingham, AL 35242

Property Address 108 Forest Parkway
Alabaster, AL 35007

Date of Sale 2/19/13

Total Purchase Price \$ 65,000.00

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

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 2/19/13

Print Jessica LePage

Unattested

Sign

Jessica LePage

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



20130221000074430 3/3 \$83.00

Shelby Cnty Judge of Probate, AL

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