

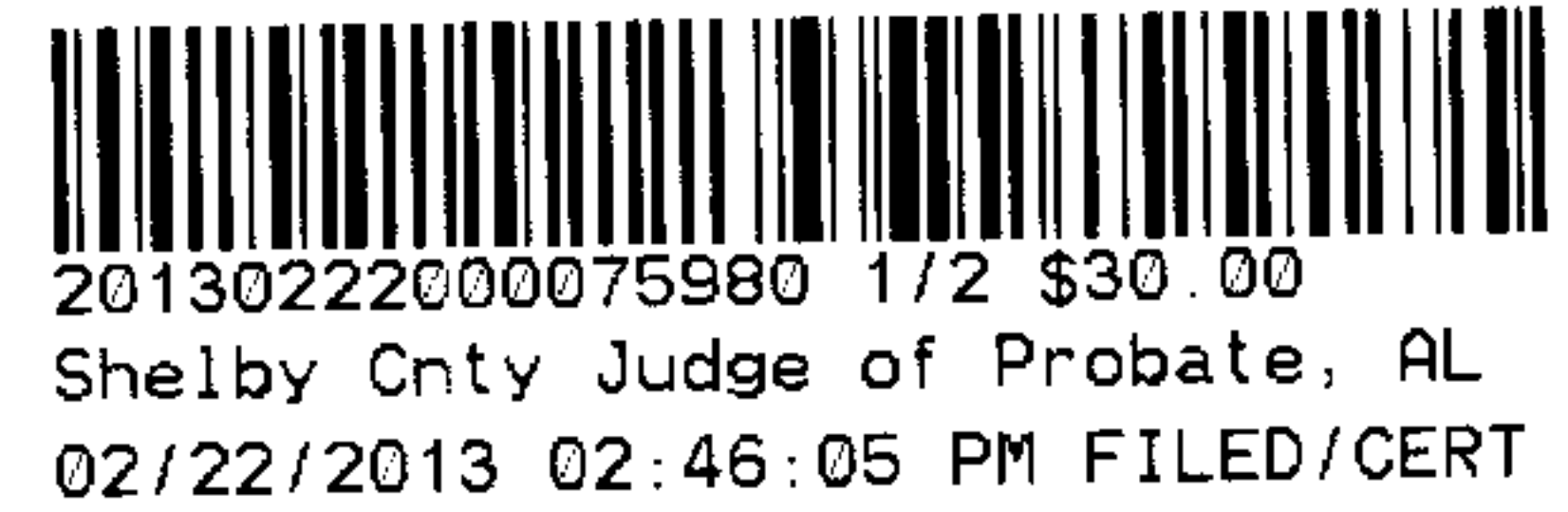
This Instrument Prepared By:  
Thomas E Thornton  
Union State Bank  
3437 Lorna Road  
Birmingham, Alabama 35216

Send Tax Notice To:  
C&J Enterprises, LLC.  
P.O. Box 128  
Helena, AL 35080

**STATUTORY WARRANTY DEED**

NEITHER TITLE NOR SURVEY EXAMINED BY PREPARER

**STATE OF ALABAMA     )  
SHELBY COUNTY    )**



**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Fifteen Thousand and 00/100 Dollars (\$15,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Union State Bank, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto C&J Enterprises LLC (herein referred to as Grantee, whether one or more) in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 137 according to the Map of Lexington Parc, Sector 2, as recorded in Map Book 42, Page 28 and amended in Map Book 42, page 29 in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:** (1) Taxes due in the year 2013 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) All matters involving Lexington Parc Homeowners Association, Inc, whether existing on the date of this deed or adopted in the future; (5) All outstanding rights of redemption, it being expressly understood by Grantee by acceptance of this deed that Grantee or his successors or assigns shall not be entitled to any debt owing in the event of a redemption under the obligations from borrower foreclosed upon to the Grantor herein; (6) Matters that would be revealed by an accurate survey.

**TO HAVE AND TO HOLD** to the said GRANTEE, its successor and assigns forever.

**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this  
the 21<sup>st</sup> day of February, 2013

Shelby County, AL 02/22/2013  
State of Alabama  
Deed Tax: \$15.00

Union State Bank

By:

Its:

**STATE OF ALABAMA     )  
Jefferson COUNTY    )**

**CORPORATION ACKNOWLEDGMENT**

I the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas E Thornton, whose name as Assistant Vice President of Union State Bank, a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 21<sup>st</sup> day of February, 2013.

Notary Public

My Commission Exp. 2-10-15



# Real Estate Sales Validation Form

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

Grantor's Name Union St. Bank  
Mailing Address 3437 Lorna Rd.  
B'ham, AL 35214

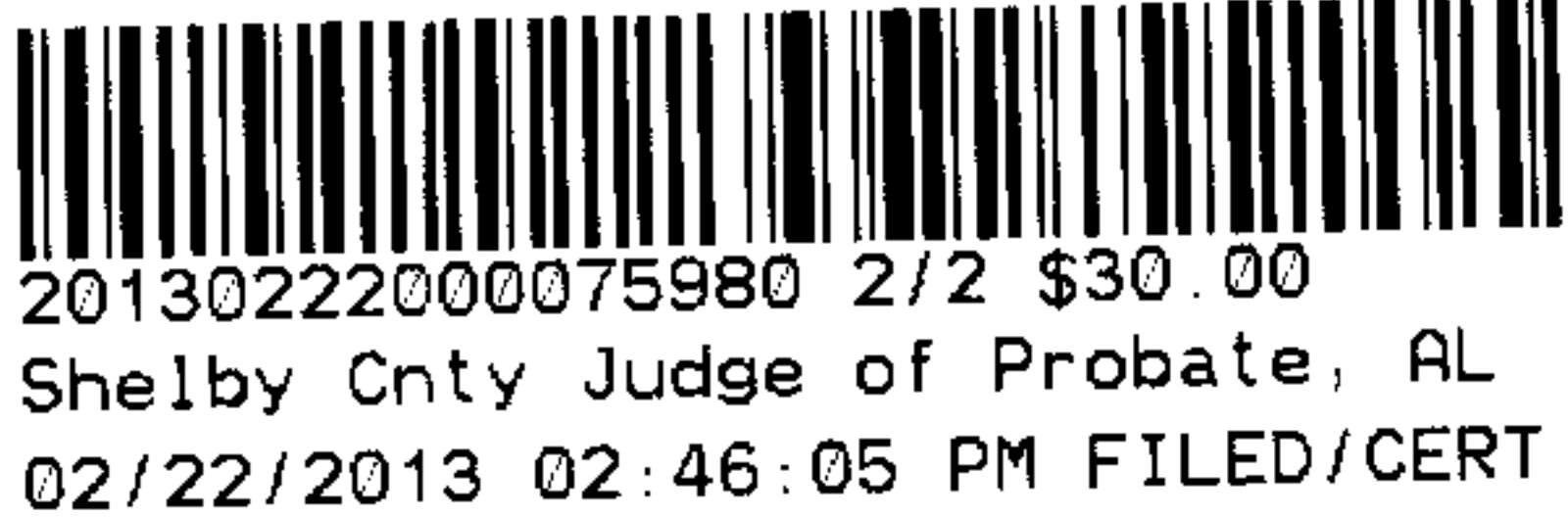
Grantee's Name C.E.J. Enterprises  
Mailing Address P.O. Box 128  
Helena, AL 35080

Property Address Lot 137 - Map of  
Lexington Park  
Shelby Co., AL -

Date of Sale 2-21-13  
Total Purchase Price \$ 15,000

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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Deed

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 2-22-13

Print Cherie Rose

☐ Unattested

Sign Cherie Rose

(verified by)

(Grantor/Grantee/Owner/Agent) circle one