

Send tax notice to:
GIBSON & ANDERSON CONSTRUCTION, INC.
2539 ROCKY RIDGE ROAD
BIRMINGHAM, AL 35243


This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2013160

Shelby COUNTY

WARRANTY DEED


20130506000186940 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/06/2013 03:31:23 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Ninety Thousand and 00/100 Dollars (\$90,000.00) in hand paid to the undersigned, JMB MAKERS, LLC, A LIMITED LIABILITY COMPANY (hereinafter referred to as "Grantor") by GIBSON & ANDERSON CONSTRUCTION, INC., A CORPORATION (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 9, ACCORDING TO THE SURVEY OF LAKE WELLINGTON ESTATES, AS RECORDED IN MAP BOOK 38, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGES TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. SUCH STATE OF FACTS AS SHOWN ON THE SURVEY OF LAKE WELLINGTON ESTATES, AS RECORDED IN MAP BOOK 38, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. MAP BOOK 38, PAGE 90 SHOWS THE FOLLOWING RESERVATION: SINK HOLE PRONE AREAS – THE SUBDIVISION SHOWN HEREIN INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR, SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSION AND THE INDIVIDUAL MEMBERS THEREOF AND ALL OTHER AGENTS, SERVANTS OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATIONS THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSE WHATSOEVER. "AREA UNDERLAIN BY LIMESTONE AND THUS MAY BE SUBJECT TO LIME SINK ACTIVITY".
5. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT NO. 20061212000603350, IN THE PROBATE OFFICE OF SHELBY COUNTY. ALABAMA.
6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 20070514000223630, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

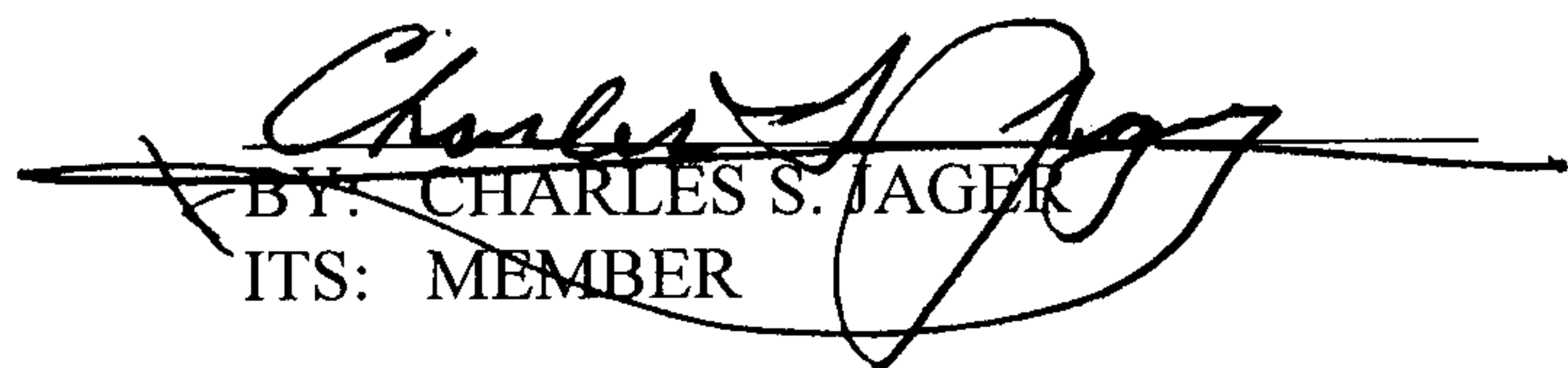
\$416,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, JMB MAKERS, LLC, by CHARLES S. JAGER, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 11th day of April, 2013.

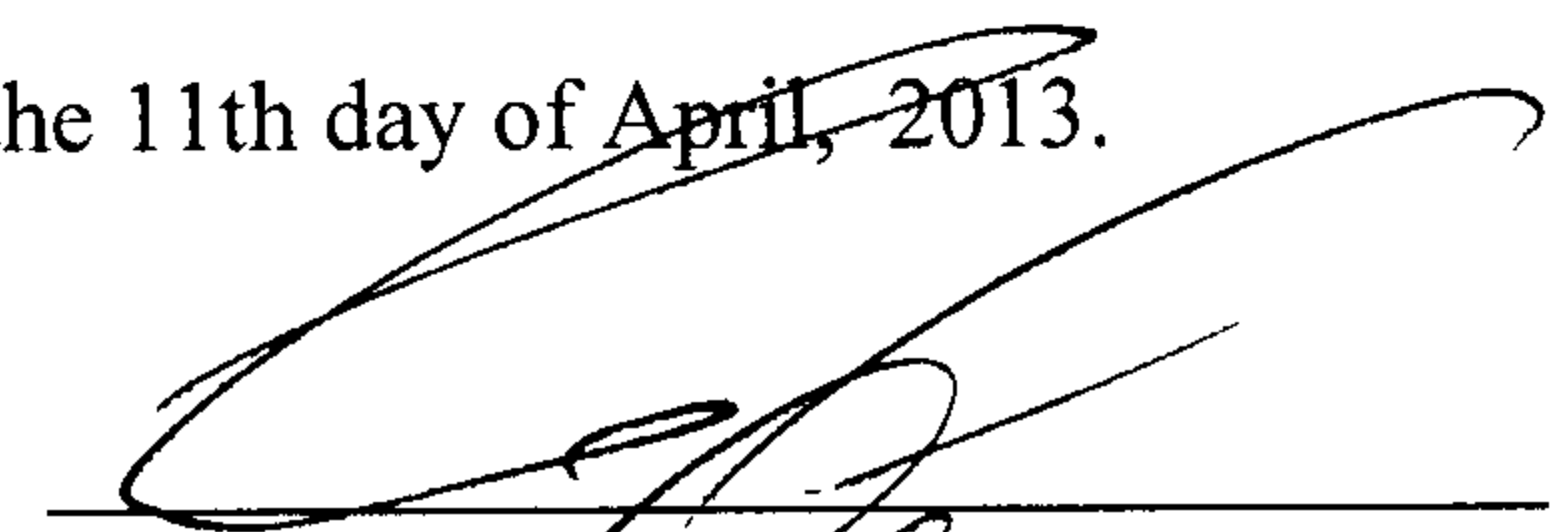

JMB MAKERS, LLC



BY: CHARLES S. JAGER
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES S. JAGER, whose name as MEMBER of JMB MAKERS, LLC is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said limited liability company.

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


Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: 04-30-16



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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

Grantor's Name Jm B Markus LLC
Mailing Address 4898 Valledale Rd
B'ham AL 35242

Grantee's Name Gibson & Anderson Construction
Mailing Address 2539 Rocky Ridge Rd
B'ham AL 35243

Property Address Lot 9 Wellington

Date of Sale 4-11-13
Total Purchase Price \$ 90,000
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

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 4-11-13

Print Steve Tager

Unattested

Signature Charles D. Tager

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

NOTARY

COUNTY OF SHELBY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 11 DAY OF April

2013.

NOTARY PUBLIC

20130506000186940 3/3 \$19.00
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