

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and no/100's Dollars (\$10.00) to the undersigned grantor,

**JCD LANDS, LLC**

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

**VIVIAN L. GARRETT**

the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SE ¼ of Section 14, Township 20 South, Range 4 West, more particularly described as follows:

Commence at a 3" capped pipe being the SE corner of said SE ¼ thence in a Westerly direction along the South line of said ¼ section a distance of 127.74' to a ½" rebar capped EDG and the POINT OF BEGINNING; thence continue along the last described course a distance of 675.00 feet to a 1" crimped iron; thence deflect 118°37'02" to the right, leaving said ¼ line, a distance of 387.95 feet to a ½" rebar capped EDG; thence deflect 90°12'27" to the right a distance of 592.78 feet to a ½" rebar capped EDG; thence deflect 90° to the right a distance of 62.50' the POINT OF BEGINNING.

The above described parcel contains 3.06 Acres, +/-.

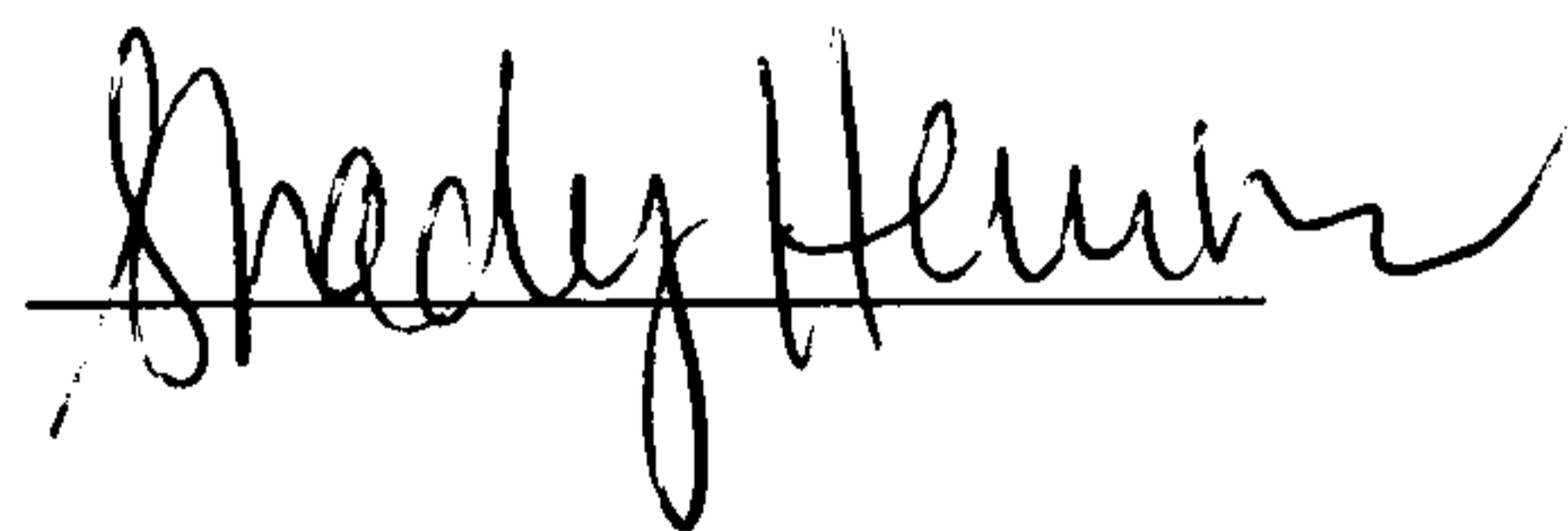
TO HAVE AND TO HOLD, to the said GRANTEE, her heirs, successors and assigns.

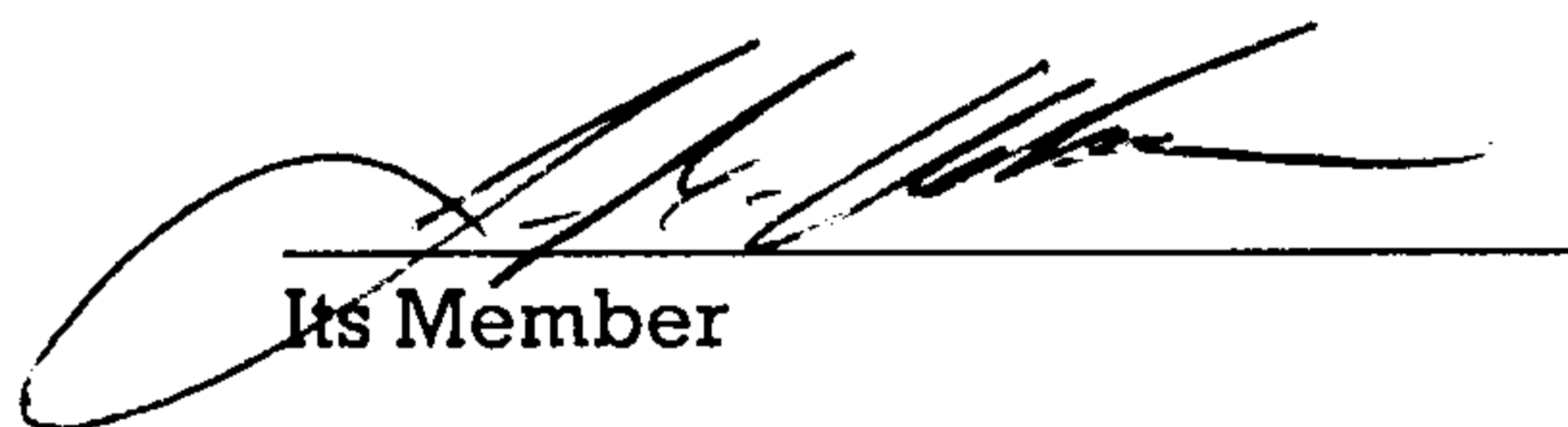
And JCD Lands, LLC does, for itself and for it's successors and assigns covenant with the said grantee, her heirs, successors and assigns, that the grantor is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that the grantor has a good right to sell and convey the same as aforesaid; that the grantor will and its successors and assigns shall warrant and defend the same to the said grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

11th IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal, this the day of July, 2011.


WITNESS:

JCD LANDS, LLC



  
Its Member

Shelby County, AL 07/11/2013  
State of Alabama  
Deed Tax: \$9.00

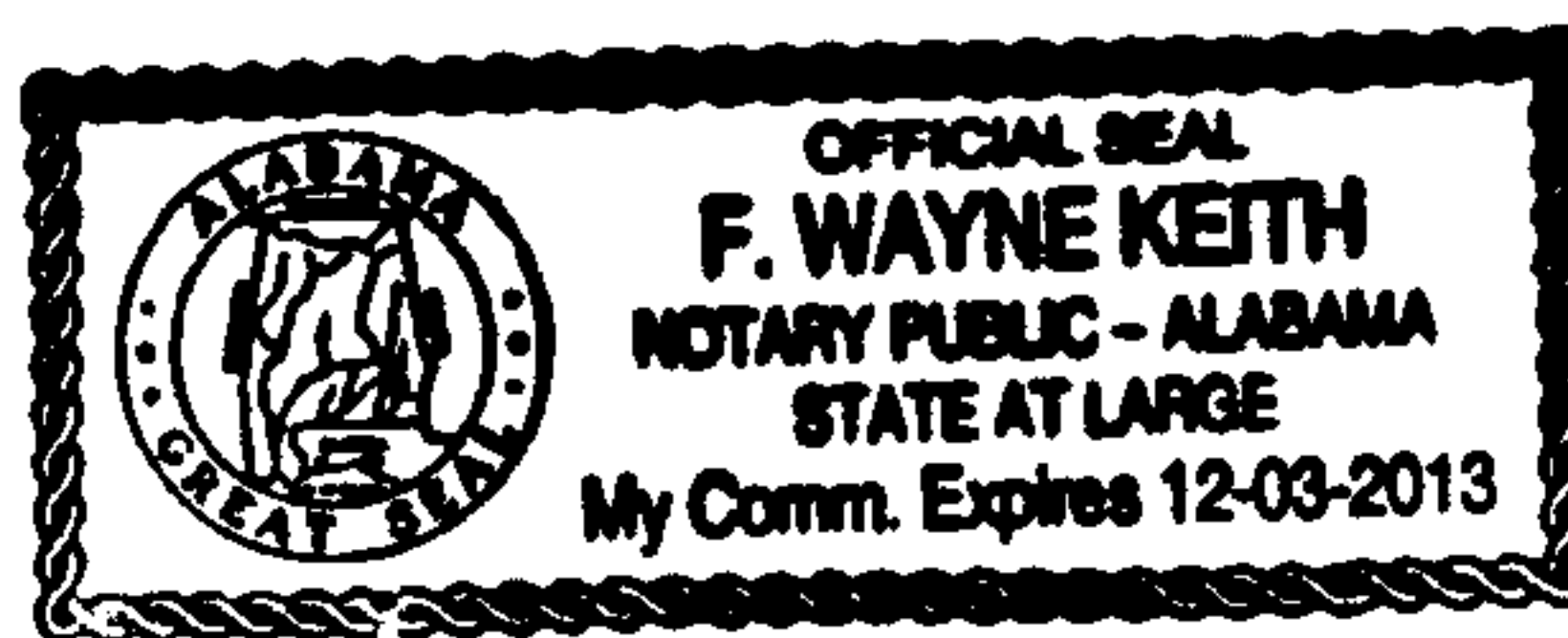
  
20130711000282250 1/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
07/11/2013 08:17:21 AM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. R. Adams, whose name as Member of JCD Lands, LLC 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 by Resolution of JCD Lands, LLC executed the same voluntarily and as the act of JCD Lands, LLC on the day the same bears date.

Given under my hand and official seal on July 11<sup>th</sup>, 2011.


  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith, Attorney  
15 Southlake Lane Suite 150  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

Vivian L Garrett  
2261 Hwy 93  
Helena, AL 35080

  
20130711000282250 2/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
07/11/2013 08:17:21 AM FILED/CERT

**Real Estate Sales Validation Form**

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

Grantor's Name: JCD Lands, LLC

Grantees' Name: Vivian L. Garrett

Mailing Address :120 Bishop Circle  
Pelham, Alabama 35124

Mailing Address: 2261 Highway 93  
Helena, Alabama 35080

Property Address: See attached legal

Date of Transfer: July 11, 2011

Total Purchase Price \$9,000.00

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

x

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**

1. Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
2. Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
3. Property address - the physical address of the property being conveyed, if available.
4. Date of Sale — the date on which interest to the property was conveyed.
5. 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.
6. 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 assessors current market value.
7. 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: July 11, 2011

JCD Lands, LLC grantor

Sign

(verified by Jerry R. Adams, Jr.-Member)

x



20130711000282250 3/3 \$27.00  
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