

This instrument was prepared by:  
Mike T. Atchison  
PO Box 822  
Columbiana AL 35051

Send Tax Notice to:  
Western Properties, LLC  
PO Box 3610  
Hueytown AL 35023

**STATUTORY WARRANTY DEED (CORPORATION)**


State of Alabama     )  
County of Shelby    )

*KNOW ALL MEN BY THESE PRESENTS*

That in consideration of Fifty Five Thousand Dollars and zero cents (\$55,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged ~~JP Morgan~~ **JP Morgan Chase Bank, National Association** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **Western Properties, LLC**, (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD to the said Grantee, their heirs and assigns forever.

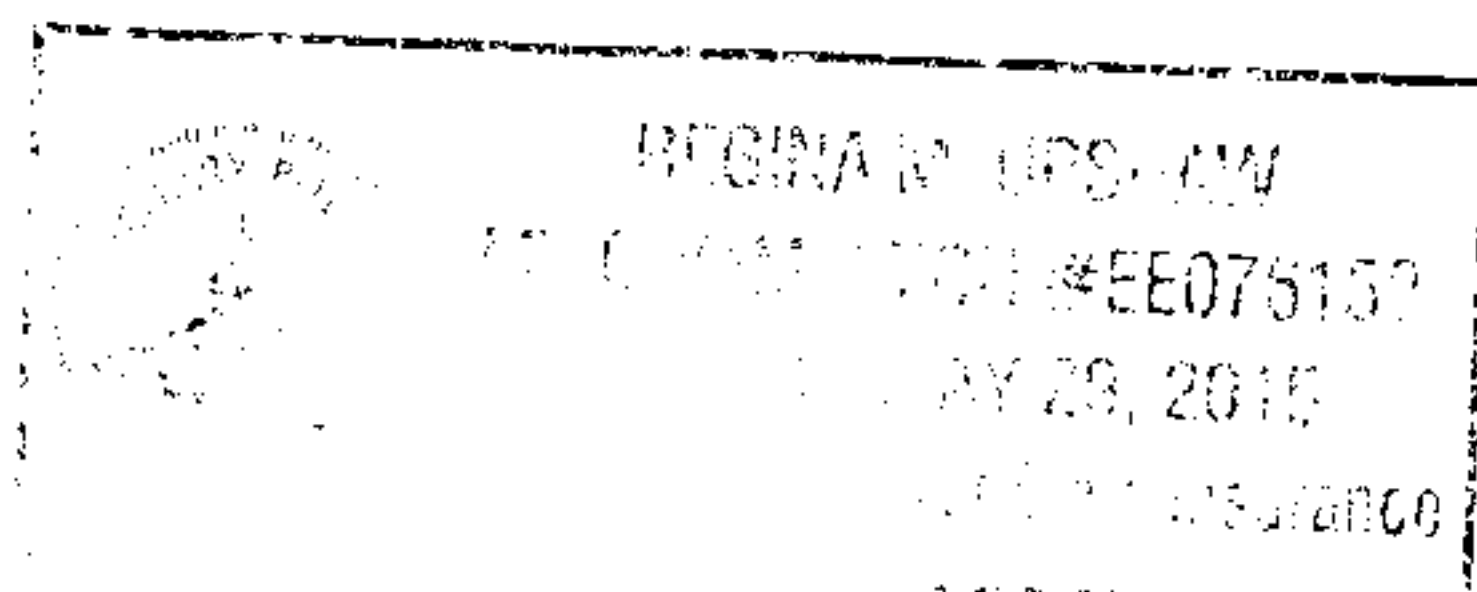
IN WITNESS WHEREOF, the said Grantor, by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal this 15 day of July, 2012.

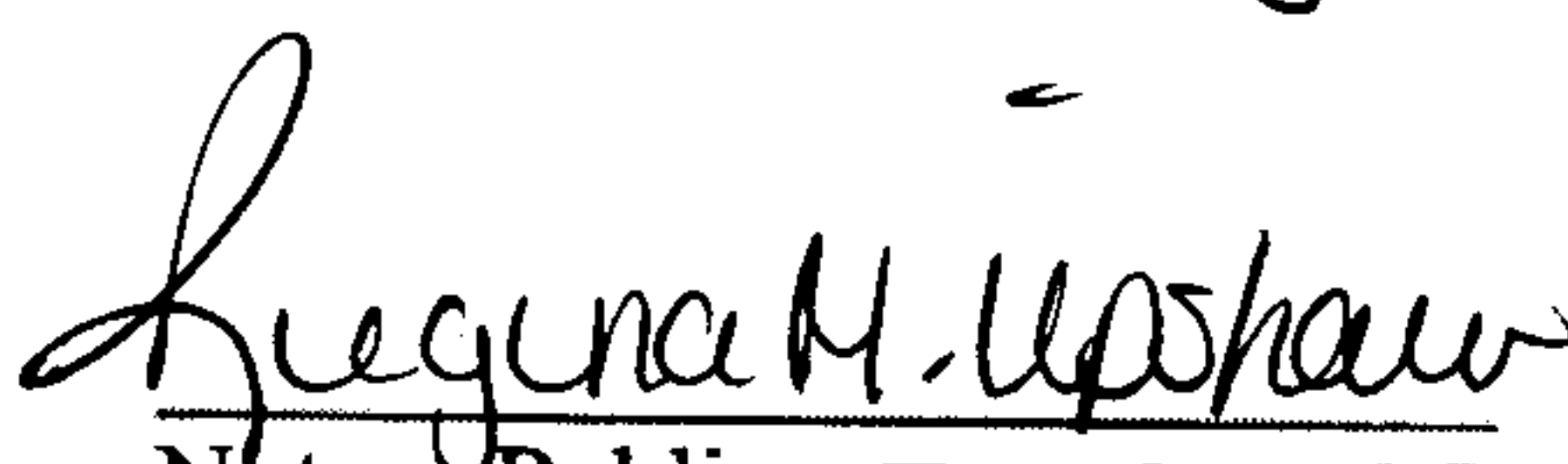
 ~~JP Morgan~~  
**JP MORGAN CHASE BANK, NATIONAL ASSOCIATION**  
  
\_\_\_\_\_  
Tricia Foldessy, Vice President

State of Florida )  
Broward County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tricia Foldessy whose name as Vice President of ~~JP Morgan~~ **JP Morgan Chase Bank, National Association**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 15 day of July, 2012.



  
Notary Public **Regina M. Upshaw**  
My Commission expires: May 29, 2015


  
20130718000291540 1/4 \$76.00  
Shelby Cnty Judge of Probate, AL  
07/18/2013 09:58:41 AM FILED/CERT

EXHIBIT A

Legal Description

Lot 295, According to the Survey of Camden Cove, Sector 1, as recorded in Map Book 25, Page 33, A,B & C, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 07/18/2013  
State of Alabama  
Deed Tax: \$55.00

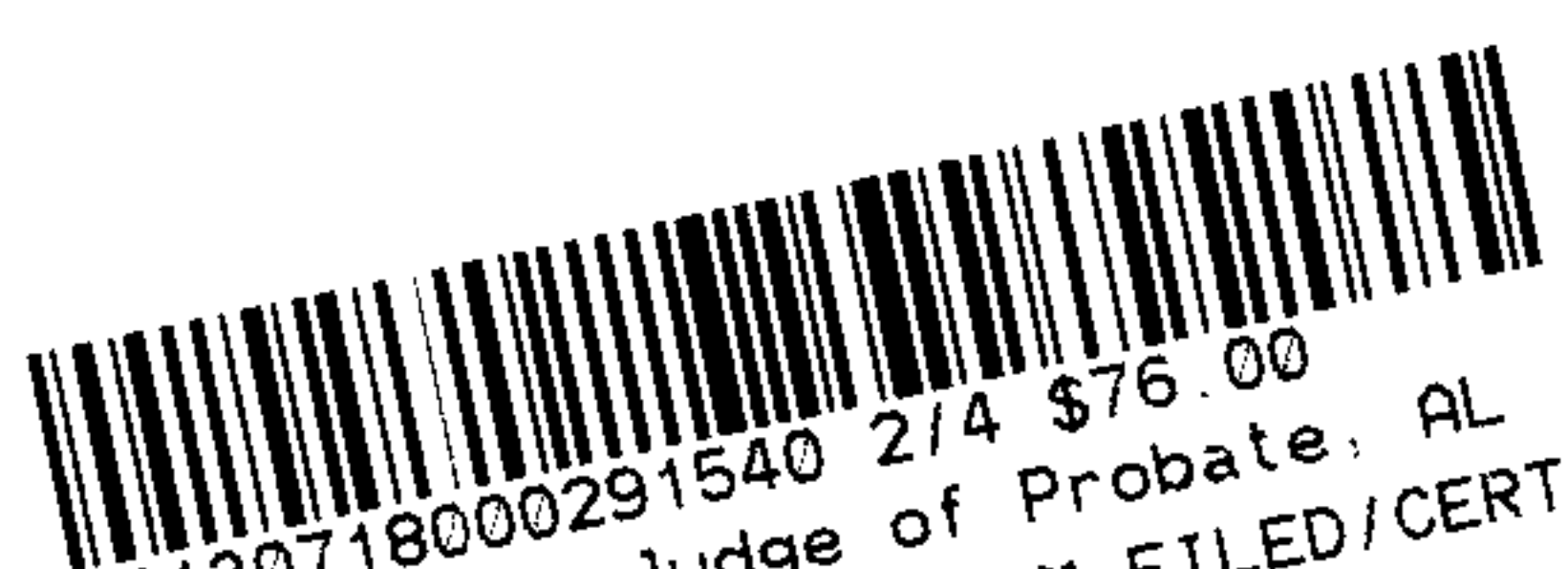

  
20130718000291540 2/4 \$76.00  
Shelby Cnty Judge of Probate, AL  
07/18/2013 09:58:41 AM FILED/CERT



EXHIBIT B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.

  
20130718000291540 3/4 \$76.00  
Shelby Cnty Judge of Probate, AL  
07/18/2013 09:58:41 AM FILED/CERT

*h*

Real Estate Sales Validation Form

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

Grantor's Name JP Morgan Grantee's Name Western Prop  
Mailing Address 1400 E Newport Center Dr Mailing Address PO Box 3610  
Deerfield Beach FL 33442 Hueytown AL 35023  
Property Address 336 Camden Cove Date of Sale 7-16-13  
Calera AL Total Purchase Price \$ 55,000.00  
35040 Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date \_\_\_\_\_

\_\_\_\_\_  
Unattested  
(verified by)

Print Jason Spinks, Managing Member  
Sign [Signature] Manager  
(Grantor/Grantee/Owner/Agent) circle one

