

This instrument prepared by:
William G. Barnes
5708 Lazy Brooke Court
Pinson, Alabama 35126

Send Tax Notice to:
Humphrey Davis
P.O. Box 3541
Hueytown, AL 35023

• **SPECIAL WARRANTY DEED (CORPORATION)**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


That in consideration of One hundred thousand and 00/100 Dollars (\$100,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **JPMORGAN CHASE BANK, N.A.**, a USA corporation, (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **HUMPHREY DAVIS**, (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.

\$98,188.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his/her 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 the 12 day of November, 2013.

JPMORGAN CHASE BANK, N.A.

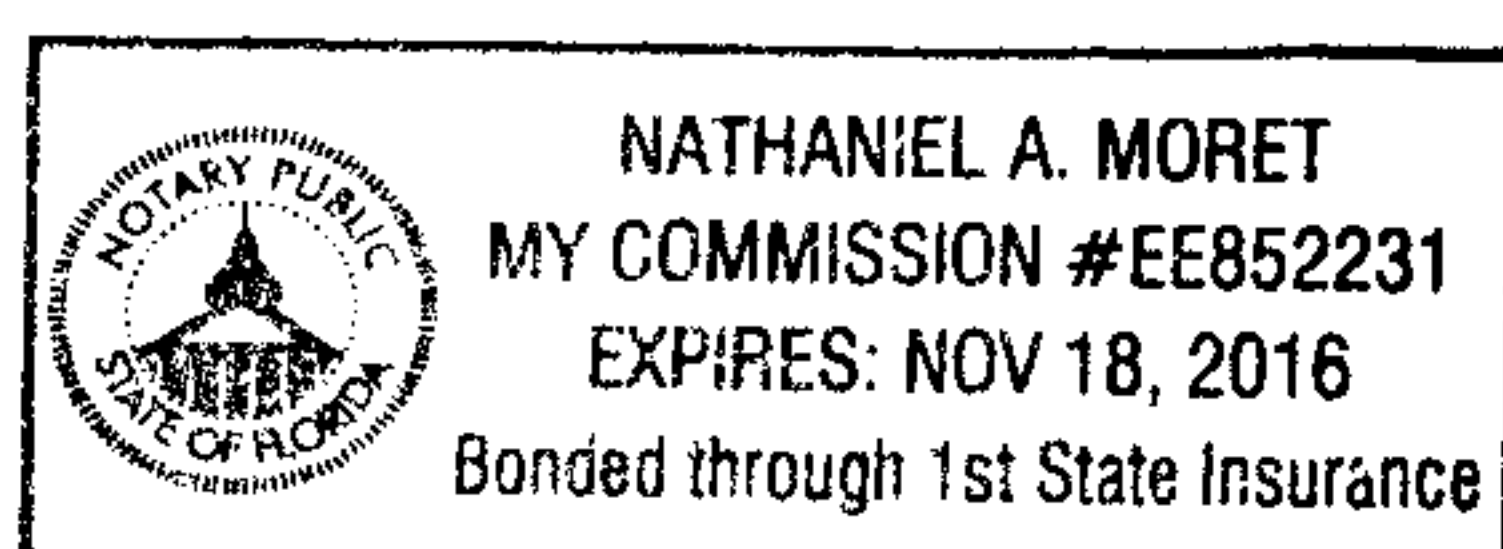
By: 
Name: Tricia Foldessy, V.P.
Title:

STATE OF FLORIDA

COUNTY OF BROWARD

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tricia Foldessy, whose name as Vice President of **JPMORGAN CHASE BANK, N.A.**, a USA corporation, 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation. She / He is personally known to me.

Given under my hand and official seal, this the 12 day of November, 2013.




NOTARY PUBLIC

My Commission expires: 11/18/16

AFFIX SEAL

EXHBIT A

**LOT 29, ACCORDING TO THE SURVEY OF THE ENCLAVE PHASE I, AS
RECORDED IN MAP BOOK 38, PAGE 1, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.**

hp



20131119000452950 2/4 \$25.00
Shelby Cnty Judge of Probate, AL
11/19/2013 12:00:47 PM FILED/CERT

EXHIBIT B

Subject to:

1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assume and agree to pay.
3. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument Number 2013501000176820, in the Probate Office of Jefferson County, Alabama.
4. Easements, building lines and restrictions as shown on recorded map.
5. Restrictions appearing of record in Volume 2006 Page 57708 and Volume 2010 Page 6250.
6. Right of way granted to Alabama Power Company recorded in Volume 2007, Page 23097.

DP

Real Estate Sales Validation Form

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

Grantor's Name JPMORGAN CHASE BANK NA
Mailing Address _____
270 PARK AVENUE
NEW YORK, NEW YORK 10017

Grantee's Name HUMPHREY DAVIS
Mailing Address _____
POST OFFICE BOX 3541
HUEYTOWN, ALABAMA 35023

Property Address 310 CARDINAL HILL
HAYDEN, ALABAMA 35079

Date of Sale NOVEMBER 13 2013
Total Purchase Price \$ \$100,000.00

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
☐ 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

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 11/13/13

Print WILLIAM G. BARNES

Sign

(Signature)
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1