



20140113000011420 1/5 \$27.00
 Shelby Cnty Judge of Probate, AL
 01/13/2014 11:02:31 AM FILED/CERT

This instrument was prepared by:
 CLOSING DEPARTMENT
 RCO LEGAL, P.S.
 Attorneys and Counselors at Law
 1587 Northeast Expressway
 Atlanta, GA 30329

Send Tax Notice to:
 Greater Birmingham Habitat
 for Humanity, Inc., an
 Alabama Non-Profit Corporation
 PO Box 540
 Fairfield, AL 35064

Source of Title Deed Book
 Page
 Instrument No.: 20130816000335970

STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama)
 County of Shelby)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Zero Dollars (\$0.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, a **National Association**, (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **GREATER BIRMINGHAM HABITAT FOR HUMANITY, INC., AN ALABAMA NON-PROFIT CORPORATION**, (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 19 day of December ^{***} 2013.

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By: Melonye H. Nadeau
 Name: Melonye H. Nadeau
 Title: Vice President

State of _____)
 County _____)

12.19.13

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as _____ of **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION** a **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, [*he/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 _____ day of _____, 2013.

 Notary Public
 My Commission expires:

See Attached
 Notary Acknowledgement

mm

***The effective date of this conveyance is January 3, 2014.

mm

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this December 19, 2013, by Melonye H. Nadeau, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. He/she is personally known to me.

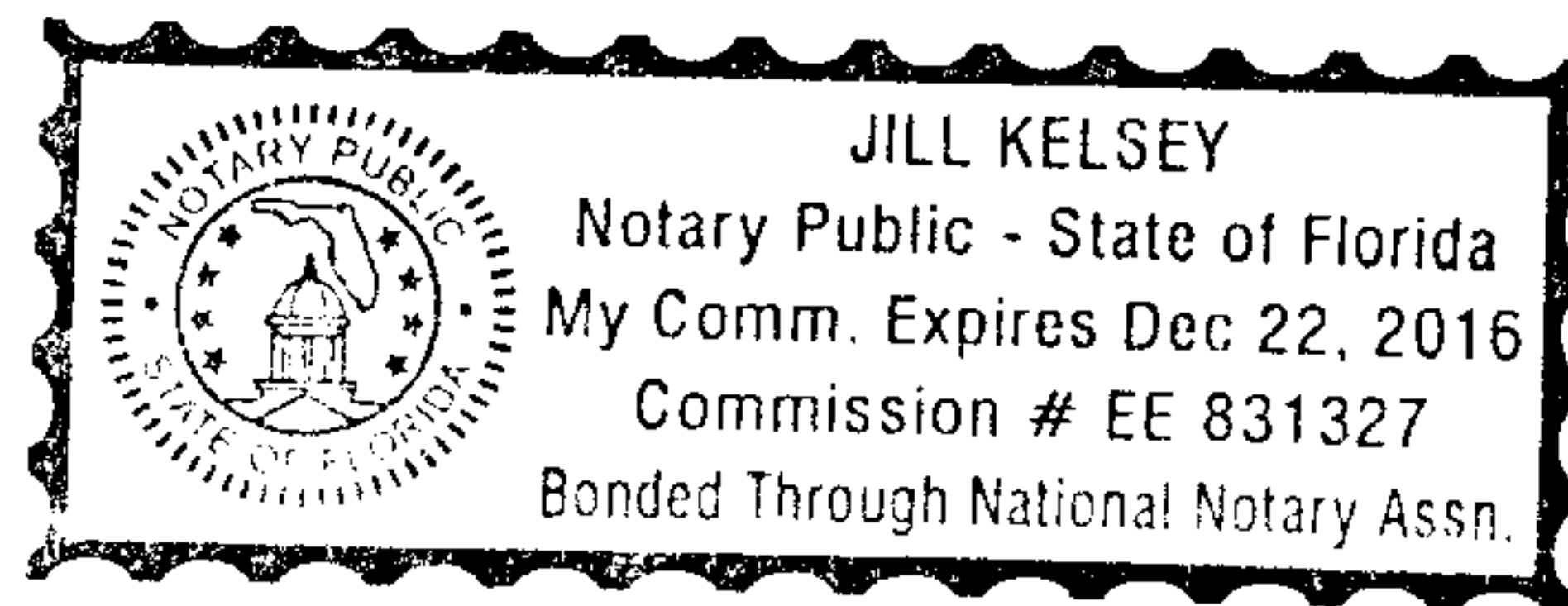
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X

Notary Public

(seal)

Printed Name: Jill Kelsey




Umk

EXHIBIT A

Legal Description

Commence at the Northeast corner of the Northeast quarter of the Northwest quarter of Section 21 Township 22 South, Range 3 West; Shelby county; Alabama, thence run Westerly along quarter-quarter line 231.59 feet to a point, thence 129 Degrees 26 minutes left and run 52.18 feet to the point of beginning of the property being described, thence continue along last described course 52.18 feet to a point, thence to a point, thence 97 degrees 30 minutes right and run 164.77 feet to a point on the East line of Salem Street, thence 86 degrees 39 minutes right and run Northwesterly along street right of way line 102.50 feet to a point, thence 110 degrees 21 minutes right and run 173.02 feet to the point of beginning, marked on the corners with iron pins (as presented on the map with open circles) as shown on the plat.



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Mr

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.


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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 JPMorgan Chase Bank, National
Mailing Address _____
7301 Bay Meadows Way
Jacksonville, FL 32256

Grantee's Name Greater Birmingham Habitat for Huma
Mailing Address PO Box 540
Fairfield, AL 35064

Property Address 100 Salem Road
Montevallo, AL 35115

Date of Sale 1/3/2014
Total Purchase Price \$ 15,000.00



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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 1/6/13

Print TANAUN J. IVY

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1