

This instrument was prepared by:  
Gregory D. Harrelson, Attorney  
The Harrelson Law Firm, LLC  
15 Southlake Lane, Ste 130  
Birmingham, AL 35244

Send Tax Notice To:  
Sherri Albritton

1825 21st Avenue  
Calera, AL 35040

STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama     )  
                                  )  
Shelby County        )     *KNOW ALL MEN BY THESE PRESENTS:*

That in consideration of Forty Five Thousand and 00/100 Dollars (\$45,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, JPMorgan Chase Bank, N.A. , a corporation (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto Sherri Albritton, (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, 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 10<sup>th</sup> day of January, 2014.

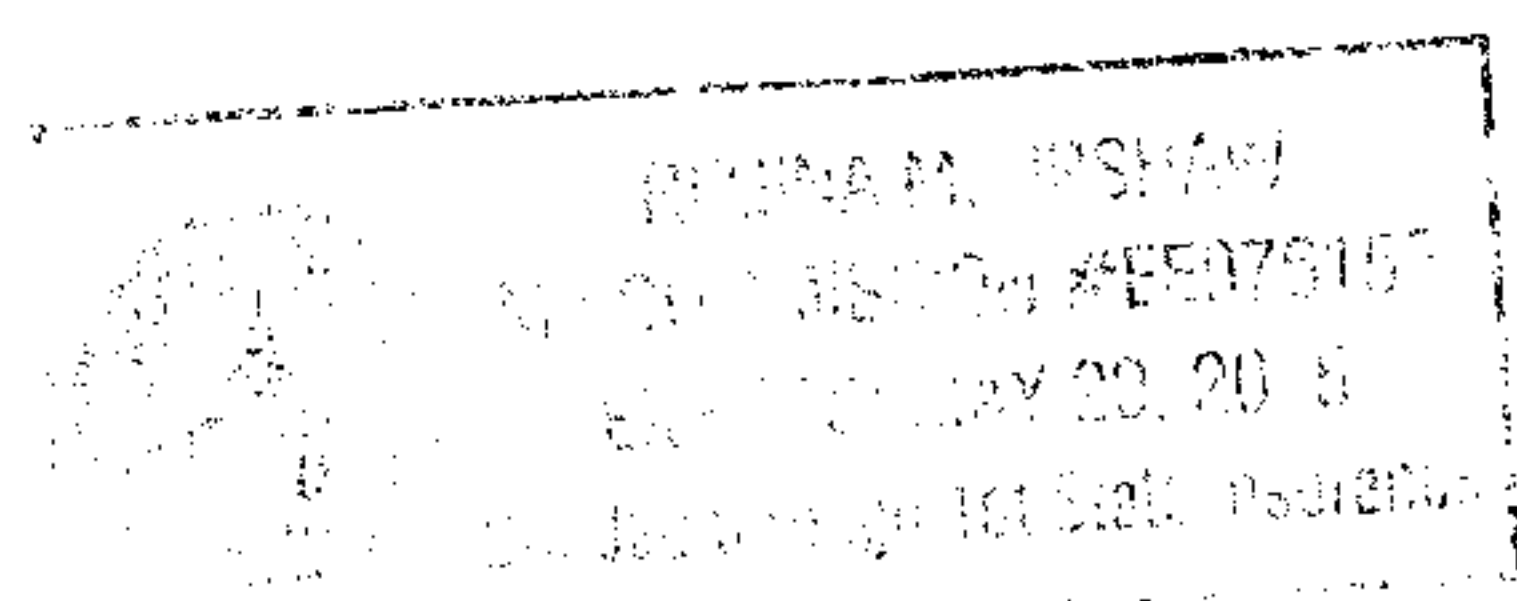
JPMorgan Chase Bank, N.A.

By: [Signature]  
Name: Tricia Foldessy  
Title: Vice President

State of Florida )  
County of Broward )

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 JPMorgan Chase Bank, N.A., a 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 10<sup>th</sup> day of January, 20 14.



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

EXHIBIT A

Legal Description

Lot 9, Block 253, according to a Resurvey of Lots 1 through 9, Block 264 and Block 253, original survey of the Town of Calera, said Resurvey and Map being recorded in Map Book 3, Page 123, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

*Kp*

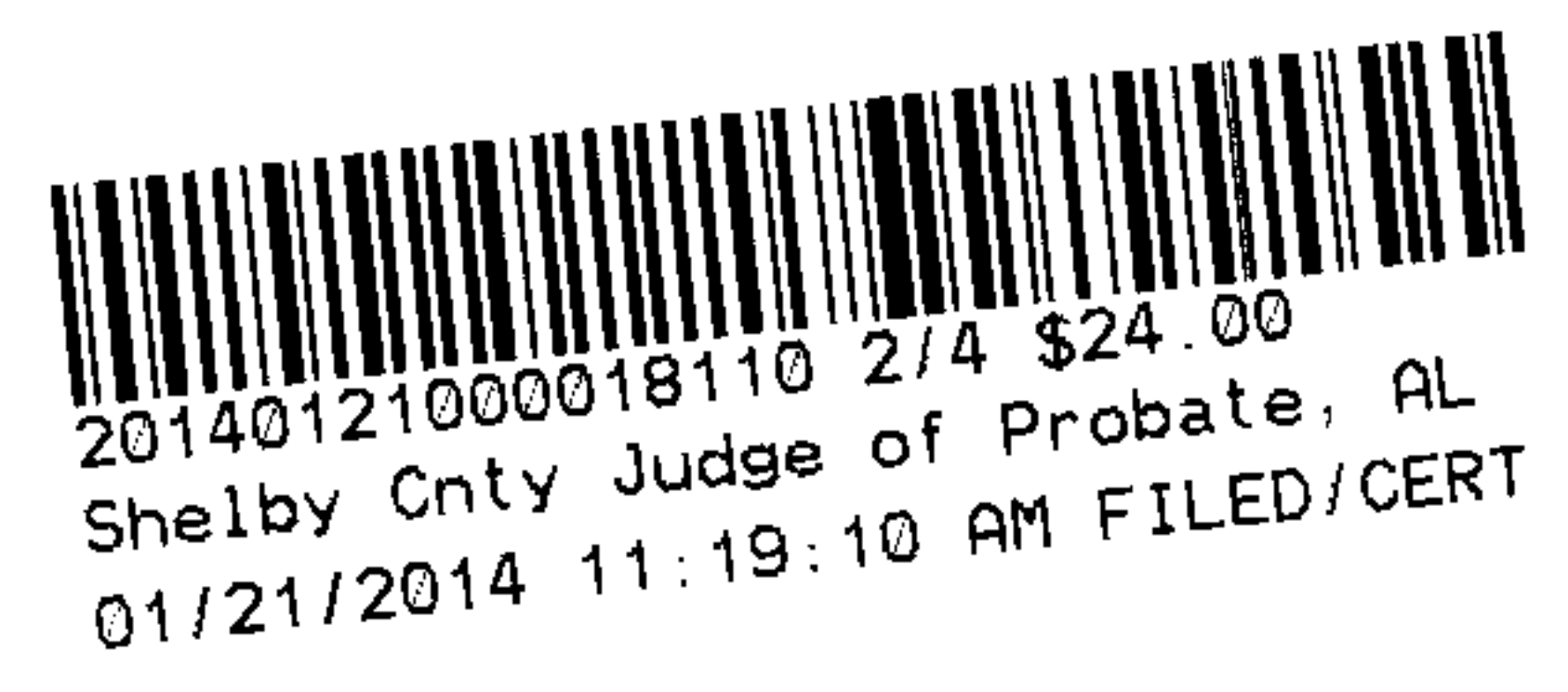


EXHIBIT B

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.





# 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 Chase Bank, NA  
Mailing Address 1400 East Newport Center Dr  
Deer Field Beach, FL 33442

Grantee's Name Sherri Albritton  
Mailing Address 1023 Kensington Manor Dr  
Calera, AL 35040

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 1/10/14  
Total Purchase Price \$ 45,000.00  
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 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 1/10/14

Print Gregory D. Harrell

Unattested \_\_\_\_\_

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20140121000018110 4/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
01/21/2014 11:19:10 AM FILED/CERT