

20140305000060550 1/6 \$119.00  
Shelby Cnty Judge of Probate, AL  
03/05/2014 02:32:09 PM FILED/CERT

Shelby County, AL 03/05/2014  
State of Alabama  
Deed Tax: \$90.00

This instrument was prepared by:  
David A. Bedgood  
BEDGOOD LAW FIRM, LLC  
One Chase Corporate Center, Suite 400  
Birmingham, Alabama  
[david@bedgoodlaw.com](mailto:david@bedgoodlaw.com)

Send Tax Notice to:  
Monty and Christy George  
116 Moss Stone Lane  
Calera, AL 35040

File number DAB14-648

### STATUTORY WARRANTY DEED (CORPORATION)

State of ALABAMA )  
County of SHELBY ) *KNOW ALL MEN BY THESE PRESENTS:*

That in consideration of Eighty-nine thousand seven hundred and 00/100 Dollars (\$89,700.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, JPMorgan Chase Bank, National Association, duly organized and existing under and by virtue of the laws of the USA, (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto Equity Trust Company, Custodian FBO Monty George IRA 75% undivided interest and Equity Trust Company, Custodian FBO Christy George IRA 25% undivided interest, (herein referred to as "Grantee", whether one or more than one), the real estate located in Shelby County, Alabama, 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, his heirs and assigns forever.

*DP*

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IN WITNESS WHEREOF, the said Grantor, by Tricia Foldessy, its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal this 24 day of February 2014.

JPMorgan Chase Bank, National Association

By: \_\_\_\_\_

Tricia Foldessy

Its

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, National Association, duly existing under and by virtue of the laws of the USA, 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 24 day of February 2014.




**Chad M. Bundrick**

Notary Public

My Commission expires: 8/1/17



  
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EXHIBIT A

Lot 65, according to the Final Plat of Stonecreek, Phase 4, as recorded in Map Book 37, page 44, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



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*HP*

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## 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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**RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING  
AUTHORITY ON OFFICERS**

*"Resolved*, that any one of the following named officers:

(OFFICER)

Jeffrey A. Desich	Chief Executive Officer	Richard A. Desich	Vice President
Michael Dea	President, Chief Financial Officer	John Cameron	Vice President
Jeffery Bartlett	Corporate Alternate Signer	Jeffrey S. Brown	Corporate Alternate Signer
Jennifer Andersen-Germaine	Corporate Alternate Signer	Hope Gonzales	Corporate Alternate Signer
Scott Hall	Corporate Alternate Signer	Jeffrey A. Kelley	Corporate Alternate Signer
Gail Pribanic	Corporate Alternate Signer	Victoria Stutson	Corporate Alternate Signer
Jeffrey D. Thompson	Corporate Alternate Signer		Corporate Alternate Signer

Are/is hereby authorized and empowered to sell, purchase, assign, and transfer any and all bonds, certificates of deposit, stocks, real property, satisfaction of mortgage, securities or other investments which may be registered in the name of this corporation or which may now or hereafter be assigned to it.


Furthermore, the above authorized and empowered officers hereby appoint Corporate Alternate Signers, at the discretion of all officers, identified as Jeffery Bartlett, Jeffrey S. Brown, Jennifer Andersen-Germaine, Hope Gonzales, Scott Hall, Jeffrey A. Kelley, Gail Pribanic, Victoria Stutson, and Jeffrey D. Thompson on behalf of Equity Trust Company.

And it is further *resolved* that any and all such assignments of securities and investments registered in the name of or assigned to this corporation, heretofore or hereafter made by the above named officers, are hereby ratified and confirmed.

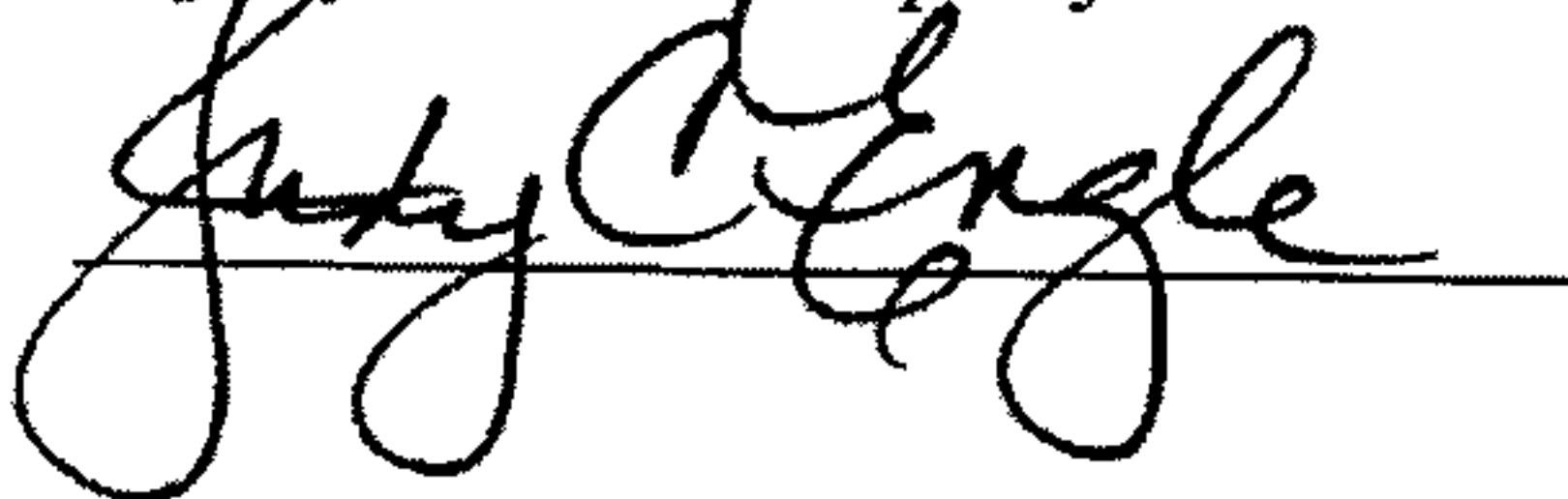
I hereby certify that the foregoing is a true and correct copy of a resolution passed at a regular "*Quarterly*" meeting of the Board of Directors, the governing body of Equity Trust Company, a duly authorized corporation. Said Resolution has not been amended or repealed, and it is presently in full force and effect.

Witness my signature this 19<sup>th</sup> day of November, 2013

  
\_\_\_\_\_  
Official Signature of an Officer

  
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This document was prepared by  
Equity Trust Company.

  
\_\_\_\_\_  
Judy C. Engle

SIGNATURE GUARANTEED  
MEDALLION GUARANTEED  
EQUITY TRUST COMPANY

  
\_\_\_\_\_  
Richard A. Desich


(003)  
AUTHORIZED SIGNATURE  
C9010942  
SECURITIES TRANSFER AGENTS MEDALLION PROGRAM™

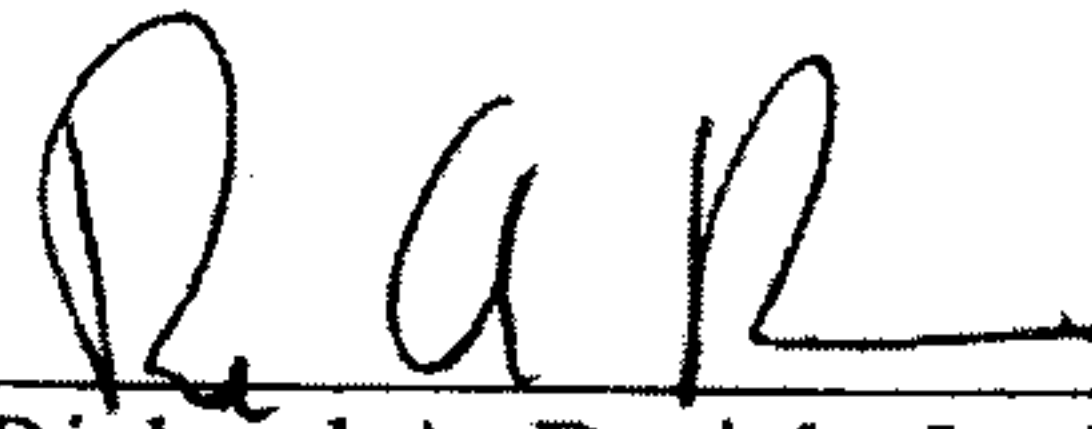


SIGNATURE GUARANTEE ATTACHED

SIGNATURE GUARANTEE  
RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING  
AUTHORITY ON OFFICERS


  
Jeffrey A. Desich, Chief Executive Officer

  
Michael Dea, President and Chief Financial Officer


  
Richard A. Desich, Jr., Vice President

  
John Cameron, Vice President

  
Jeffrey F. Bartlett, Corporate Alternate Signer

  
Jennifer Andersen-Germaine, Corp Alternate Signer

  
Scott Hall, Corporate Alternate Signer

  
Gail Pribanic, Corporate Alternate Signer

  
Jeffrey B. Thompson, Corporate Alternate Signer

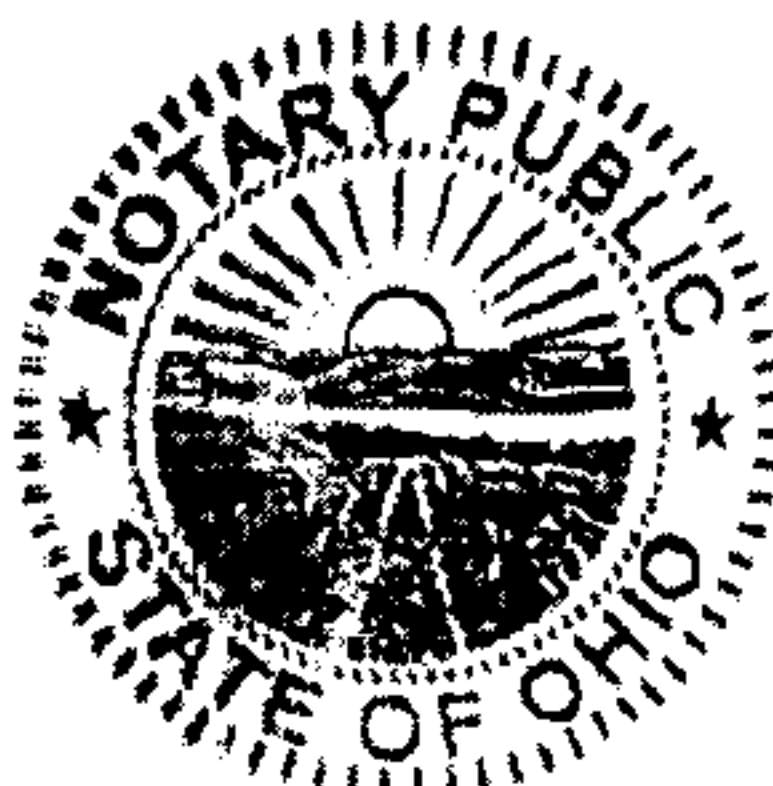
  
Jeffrey S. Brown, Corporate Alternate Signer

  
Hope Gonzales, Corporate Alternate Signer

  
Jeffrey A. Kelley, Corporate Alternate Signer

  
Victoria Stutson, Corporate Alternate Signer

SUBSCRIBED TO before me this 19<sup>th</sup> day of November, 2013




(SEAL)

BRANDI BORTNER  
Notary Public, State of Ohio  
My Commission Expires  
April 28, 2014

  
Brandi Bortner

Notary Public

My Commission Expires: 4.28.14

  
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