


THIS INSTRUMENT WAS PREPARED BY:
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20140418000114360 1/3 \$82.00
Shelby Cnty Judge of Probate, AL
04/18/2014 02:33:49 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the payment of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which consideration is hereby expressly acknowledged, ASKJ, LLC, an Alabama limited liability company (hereinafter sometimes referred to as "Grantor"), does, by this General Warranty Deed (hereafter, sometimes, the "Deed") hereby grant, bargain, sell and convey unto Jack Investment Partners, LLC, an Alabama limited liability company (hereinafter sometimes referred to as "Grantee"), the following described real estate together with all tenements, appurtenances and hereditaments thereunto belonging or in anywise appertaining (collectively, the "real estate") situated in Shelby County, Alabama, to-wit:

PARCEL I:

Lots 37, 66, 70, 71 and 74, according to the Survey of Lake Forest, Sixth Sector, a subdivision as per plat recorded in Map Book 36, Pages 35A and 35B, in the Probate Office of Shelby County, Alabama; situated, lying and being in Shelby County, Alabama.

It is believed Parcel I, as of the date of this Deed, is identified by the Property Tax Commissioner of Shelby County, Alabama, as, respectively, Parcel # 23 2 09 0 009 037.000, Parcel # 23 2 09 0 009 066.000, Parcel # 23 2 09 0 009 070.000, Parcel # 23 2 09 0 009 071.000 and Parcel # 23 2 09 0 009 074.000.

PARCEL II:

Common Area Lot 29 and Pump Station Lot 35, according to the Survey of Lake Forest, Sixth Sector, a subdivision as per plat recorded in Map Book 36, Pages 35A and 35B, in the Probate Office of Shelby County, Alabama; situated, lying and being in Shelby County, Alabama.

The conveyance of the real estate from Grantor to Grantee is made subject to all taxes for the year 2014 and all years subsequent thereto, not yet due and payable, any coal,

Shelby County, AL 04/18/2014
State of Alabama
Deed Tax: \$62.00

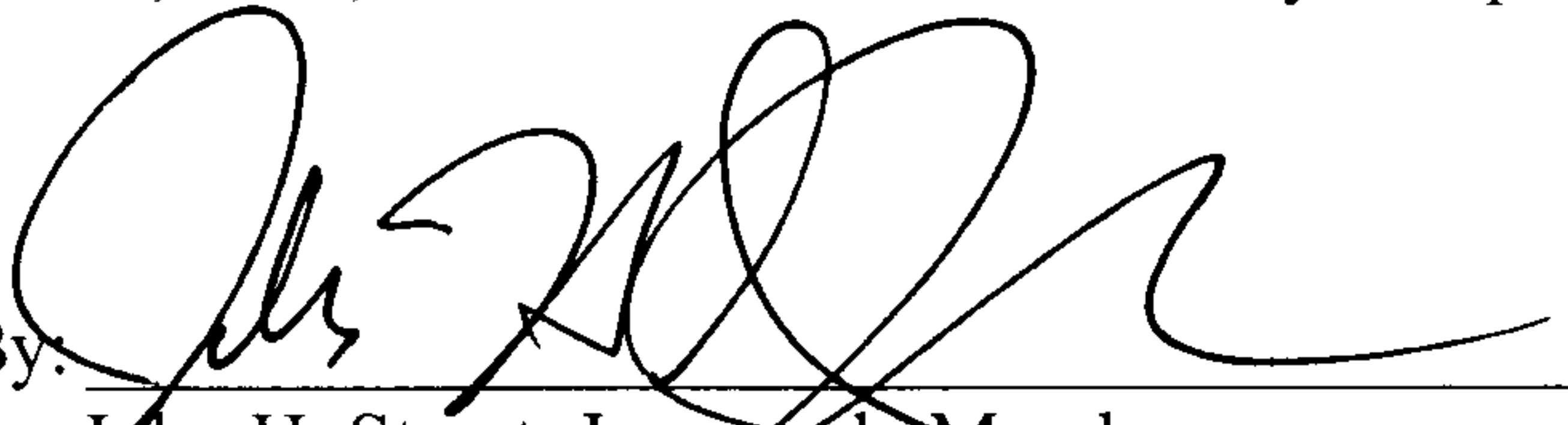
oil, gas, limestone and other mineral rights or interests in the real estate leased, granted or retained by current or prior owners of the real estate, easements of record, easements as located, restrictions of record, if any, and matters which would be disclosed by an accurate survey of the real estate.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

GRANTOR, for itself and for its successors, covenants with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said real estate; that said real estate is free from all encumbrances unless otherwise stated above; that Grantor has a good right to sell and convey the real estate as aforesaid; that Grantor will, and its successors shall, warrant and defend the title to the real estate to said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal on this 18th day of April, 2014, by and through its duly authorized Member.

ASKJ, LLC, an Alabama limited liability company

By: 
John H. Street, Jr., as sole Member

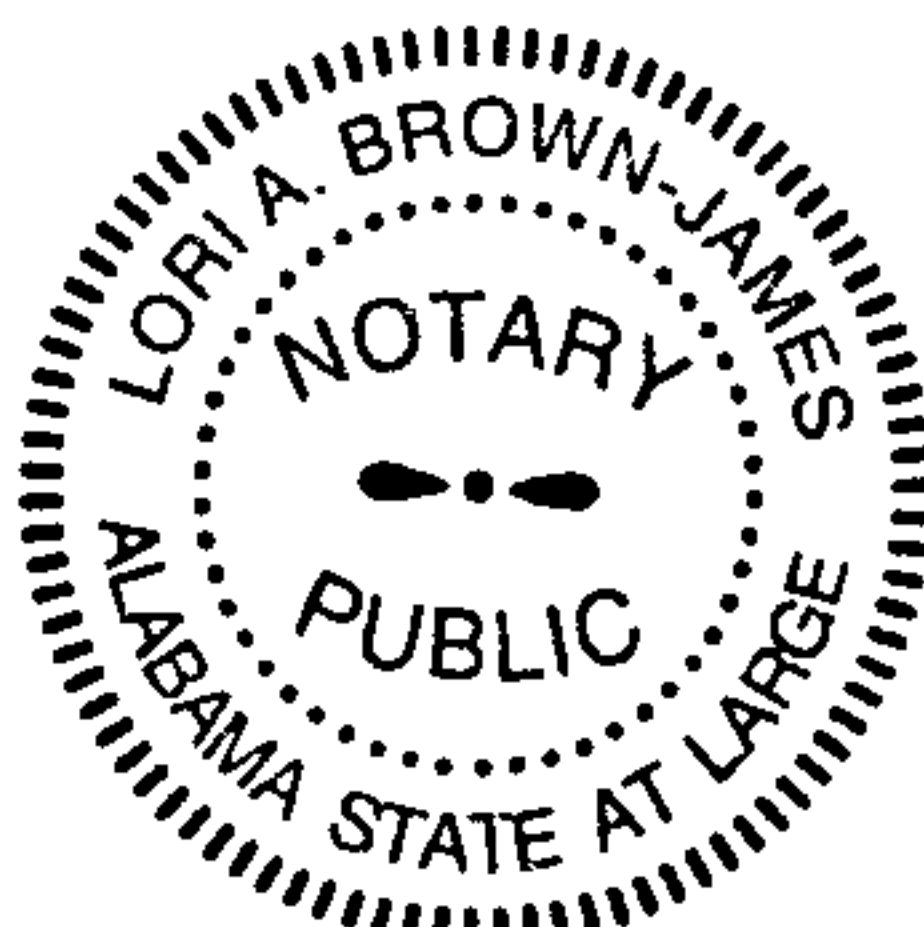
STATE OF ALABAMA

COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that John H. Street, Jr., whose name as sole Member of ASKJ, LLC, an Alabama limited liability company, is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this the day that, being informed of the contents of the General Warranty Deed, he, in his capacity as sole Member of ASKJ, LLC, an Alabama limited liability company, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18th day of April, 2014.

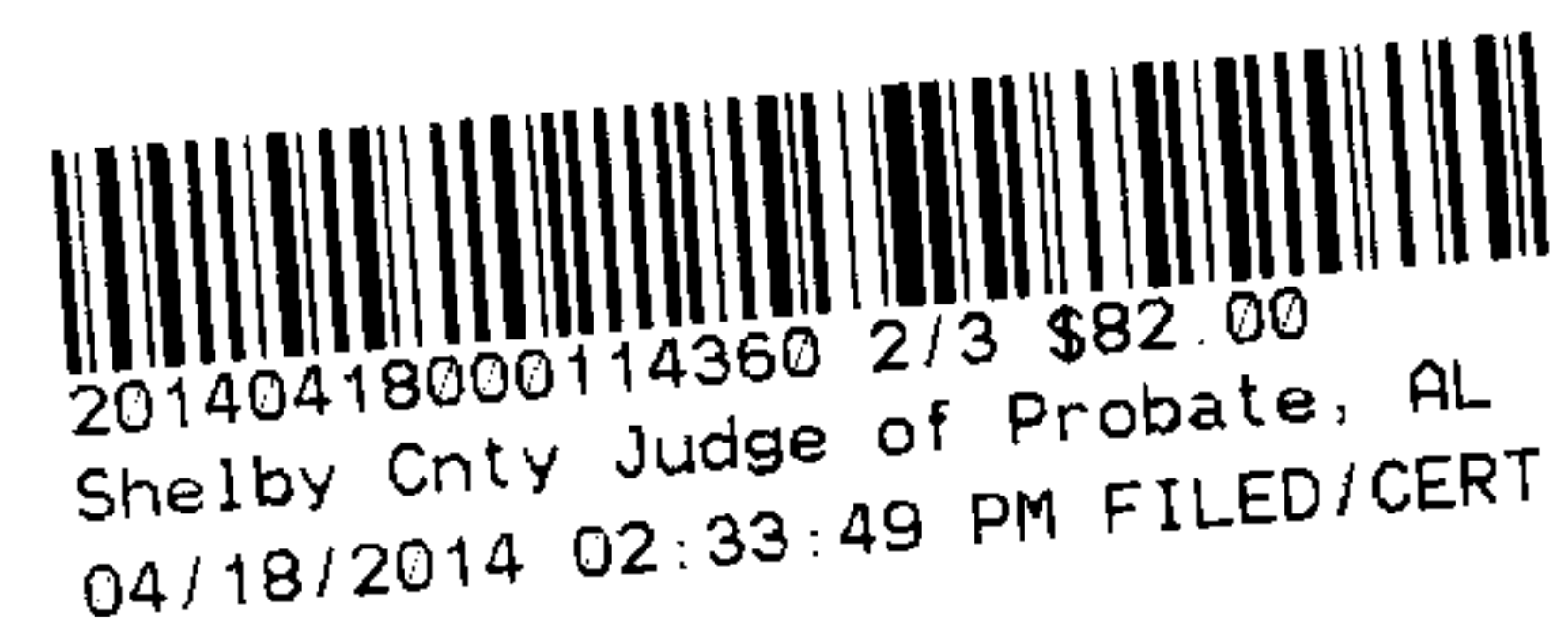
[SEAL]



My Commission Expires
August 11, 2017

NOTARY PUBLIC

My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name ASKJ, LLC
Mailing Address 5207 Feldspar Way
Hoover, Alabama 35244

Grantee's Name Jack Investment Partners, LLC
Mailing Address 3315 Greenbrier-Dear Road
Anniston, Alabama 36207

Property Address Common Area Lot 29, Pump
Station Lot 35, Lots 37, 66, 70,
71 and 74, Lake Forest, Sixth
Sector, Shelby Co., Alabama

Date of Sale April 18, 2014
Total Purchase Price \$ 62,000.00

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 ☐ 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.

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 _____

Print _____

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1