

Shelby County, AL 05/22/2014
State of Alabama
Deed Tax: \$30.00

20140522000154540 1/4 \$53.00
Shelby Cnty Judge of Probate, AL
05/22/2014 10:33:54 AM FILED/CERT

This instrument was prepared by:
Mike T. Atchison, Attorney
PO Box 822, Columbiana AL 35051

Send Tax Notice to:

Brian Thomas
175 Baron Dr
Chelsea AL 35047

STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **THIRTY THOUSAND DOLLARS AND ZERO CENTS (\$30,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged **JPMorgan Chase Bank, N.A.** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **Brian Thomas**, (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, his 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 19th day of May, 2014.

JPMorgan Chase Bank, N.A.

By: [Signature]
Name: JOHN LAMARCA, VP
Title: _____

State of FLORIDA)
BROWARD County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOHN LAMARCA, VP, whose name as **Vice President** of **JPMorgan Chase Bank, N.A.**, 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 19th day of May, 2014.



[Signature]
Notary Public

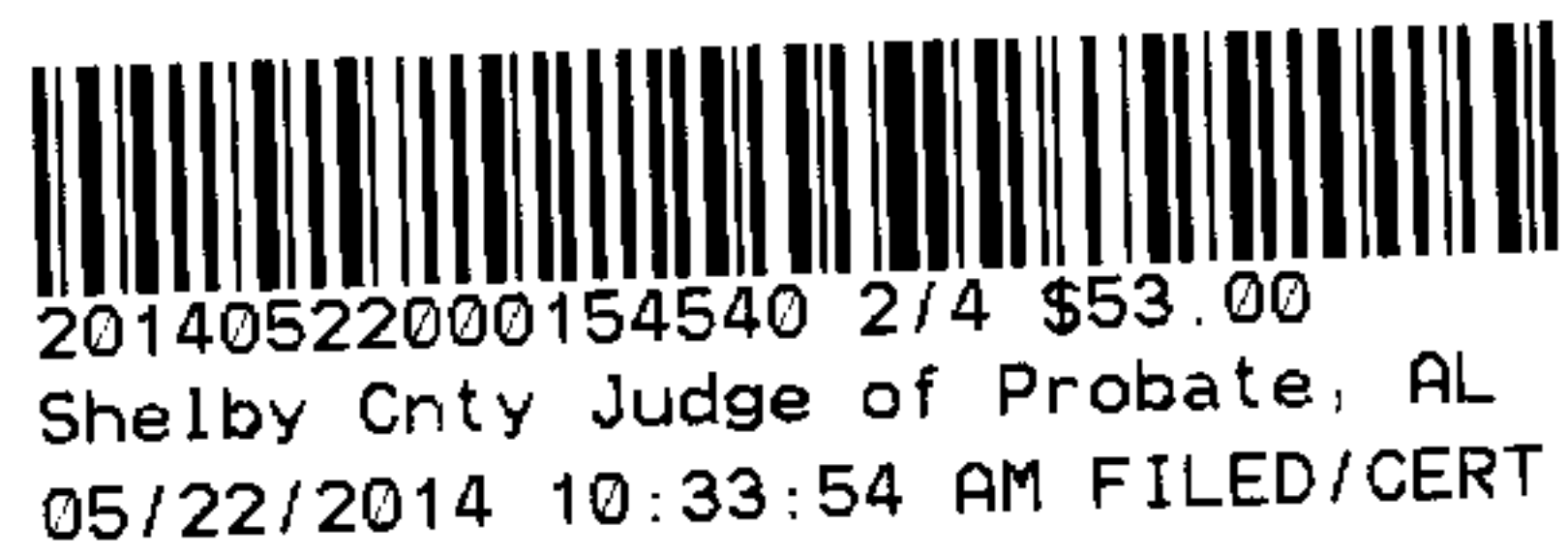
Chad M. Bundrick

My Commission expires: 8-11-17

EXHIBIT A

Legal Description

Lots 29, 30 and 31, Block E, according to the Plat of Wilmont Subdivision, as recorded in Map Book 3, Page 124, in the Probate Office of Shelby County, Alabama.

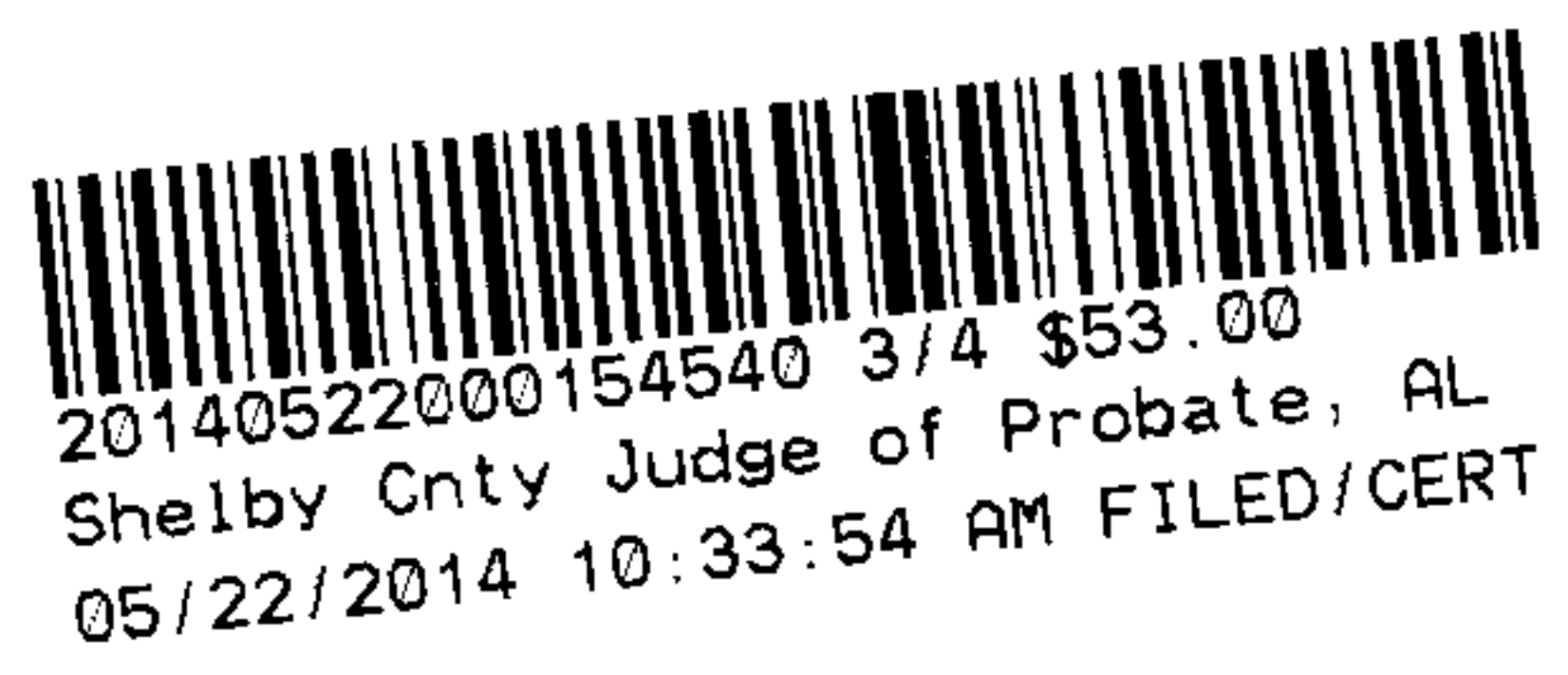


JP

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.



A handwritten signature in black ink, appearing to be "J. R. P.", is located in the lower right area of the page.

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
Association Asset # 1876570433
Mailing Address 1400 E Newport
Deerfield Beach, AL 33442
Property Address 288 Ward Avenue
Montevallo, AL 35115

Grantee's Name Brian Thomas
Mailing Address 175 Baron Drive
Chelsea, AL 35043

Date of Sale May 20, 2014
Total Purchase Price \$30,000.00

or
Actual Value _____

or
Assessor's Market Value _____



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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 of 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 May 15, 2014

Print Brian Thomas

Sign Brian Thomas
(Grantor/Grantee/Owner/Agent) circle one

_____ **Unattested**
_____ (verified by)