

**CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
James Lloyd Jackson, Jr.
Nancy Jean Jackson
66 Calmont Woods Dr.
Montevallo, AL 35115

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ninety four thousand and no/100 (\$94,000.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Holland Real Estate Company, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James Lloyd Jackson, Jr. and Nancy Jean Jackson** (herein referred to as grantee, as joint tenants with right of survivorship, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$89,300.00 of the purchase price recited above was paid from a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor **Holland Real Estate Company, LLC**, by Clay M. Holland, its Manager, who is authorized to execute this conveyance, has hereunto set my/our hand(s) and seal(s) this 20th day of August, 2014.



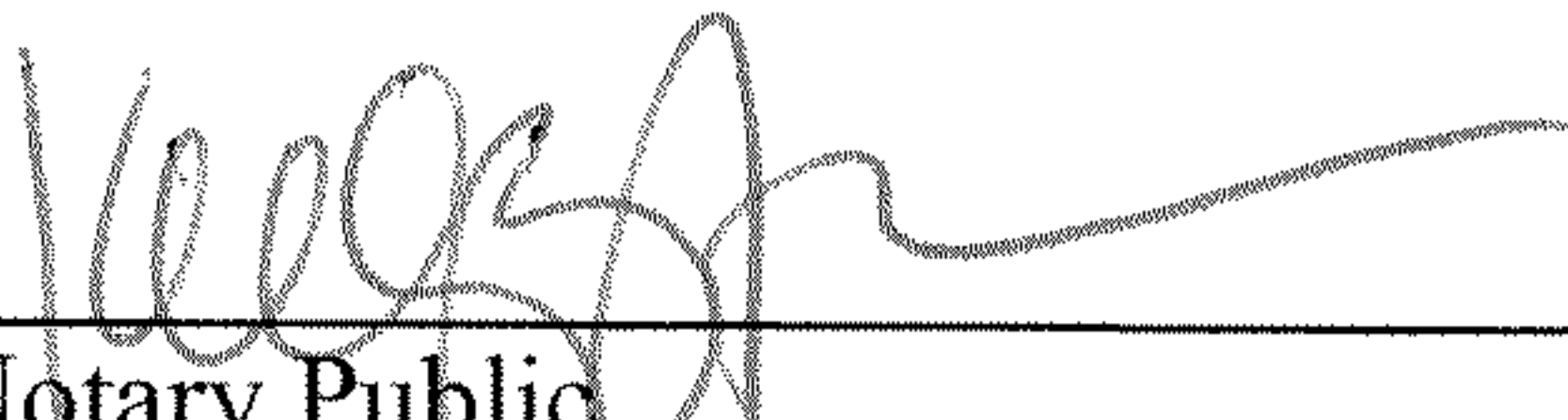
Holland Real Estate Company, LLC
By: Clay M. Holland
Its: Manager

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Clay M. Holland, whose name as Manager of **Holland Real Estate Company, LLC**, a limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, as such officer and with full authority executed the same voluntarily for and as act of said limited liability company.

Given under my hand and official seal this 20th day of August, 2014.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 20, 2014



Notary Public
My Commission Expires:10-20-2014

EXHIBIT "A"

Commence at the NE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the fractional Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, thence N $88^{\circ}52'54''$ W for a distance of 73.57 feet to the point of beginning; thence N $88^{\circ}56'54''$ W for a distance of 141.60 feet; thence S $01^{\circ}07'34''$ W for a distance of 458.51 feet; thence S $01^{\circ}09'12''$ W for a distance of 35.80 feet; thence S $21^{\circ}02'21''$ W for a distance of 60.66'; thence S $20^{\circ}42'19''$ W for a distance of 18.82 feet to a point, said point being the beginning of a curve to the right having a radius of 20.00 feet and a chord bearing of S $80^{\circ}42'49''$ W and a chord distance of 34.78 feet, follow said curve an arc distance of 42.16 feet; thence S $18^{\circ}08'43''$ E for a distance of 127.36 feet; thence N $23^{\circ}44'3''$ E for a distance of 120.66 feet; thence N $23^{\circ}44'03''$ E for a distance of 59.21 feet; thence N $20^{\circ}53'28''$ E for a distance of 212.33 feet; thence N $86^{\circ}18'39''$ E for a distance of 47.90 feet; thence N $45^{\circ}33'53''$ E for a distance of 169.89 feet to a point of a curve to the left, said curve having a radius of 550.00 feet and a bearing of N $34^{\circ}33'08''$ W and a chord distance of 251.84 feet; follow said arc for a distance of 42.16 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Holland Real Estate Company, LLC
 Mailing Address PO Box 1008
Alabaster, AL 35007

Grantee's Name James Lloyd Jackson, Jr.
 Mailing Address Nancy Jean Jackson
66 Calmont Woods Dr.
Montevallo, AL 35115

Property Address 66 Calmont Woods Dr.
Montevallo, AL 35115

Date of Sale 08/20/2014
 Total Purchase Price \$ 94,000.00
 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, 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 8/20/14

Print Kelly B. Furgerson

Unattested

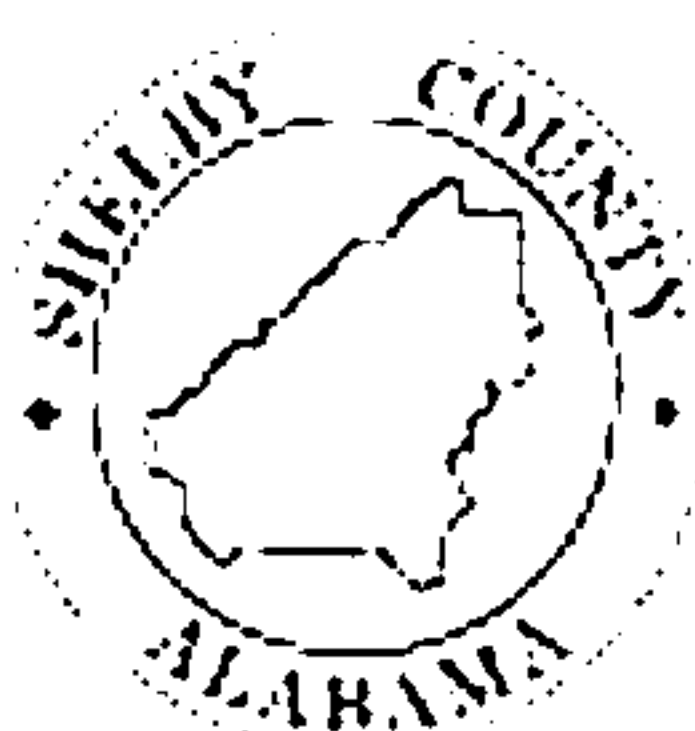
 (verified by)

Sign 

 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/21/2014 12:03:22 PM
 \$25.00 KELLY
 20140821000262420

