

This Instrument was Prepared by:

Send Tax Notice To: JAK PROPERTY INVESTMENT, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

1118 Leach Cemetery Rd
Calera AL 35040

File No.: S-14-21714

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty Thousand Dollars and No Cents (\$140,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Georgia Leigh Moore**, a Single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JAK PROPERTY INVESTMENT, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantor hereing.

\$112,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4th day of November, 2014.

Georgia Leigh Moore
Georgia Leigh Moore

State of Alabama

County of Shelby

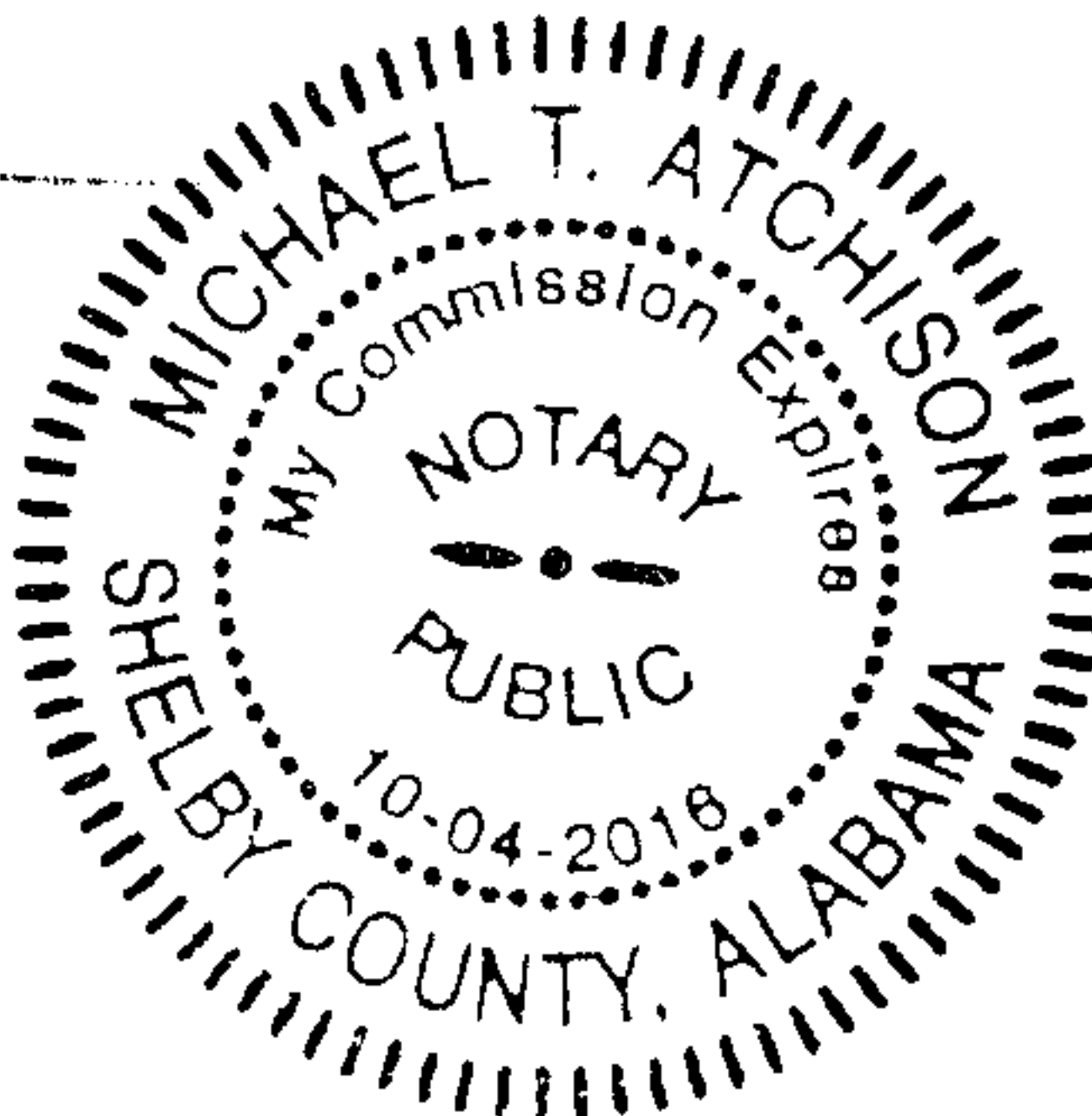
I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Georgia Leigh Moore, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of November, 2014.

Mike T. Atchison
Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: October 04, 2016



Shelby County, AL 11/06/2014
State of Alabama
Deed Tax: \$28.00

20141106000350400 1/3 \$48.00
Shelby Cnty Judge of Probate, AL
11/06/2014 08:52:34 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW 1/4 of the SE 1/4, Section 12, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of the SE 1/4 of Section 12, Township 22 South, Range 2 West; thence run South 88 degrees 20 minutes 21 seconds East a distance of 1055.24 feet; thence run North 15 degrees 52 minutes 41 seconds West a distance of 291.19 feet to the POINT OF BEGINNING; thence North 50 degrees 30 minutes 57 seconds West a distance of 576.80 feet; thence North 2 degrees 07 minutes 24 seconds West a distance of 40.00 feet to the Southeast ROW line of Norfolk Railroad (100' ROW); thence North 38 degrees 38 minutes 48 seconds East and along said ROW line a distance of 224.77 feet; thence South 51 degrees 21 minutes 12 seconds East and leaving said ROW line a distance of 172.01 feet; thence South 19 degrees 51 minutes 54 seconds East a distance of 504.29 feet to the POINT OF BEGINNING



20141106000350400 2/3 \$48.00
Shelby Cnty Judge of Probate, AL
11/06/2014 08:52:34 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Georgia Leigh Moore

Grantee's Name JAK PROPERTY INVESTMENT, LLC

Mailing Address 696 Leach Cemetery Rd
Calera AL 35040

Mailing Address 1118 Leach Cemetery Rd
Calera AL 35040

Property Address 696 Leach Cemetery Rd.
Calera, AL 35040

Date of Sale November 04, 2014
Total Purchase Price \$140,000.00

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 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 November 03, 2014

Print M. T. Atchison

Unattested

AC
(verified by)

Sign M. T. Atchison
(Grantor/Grantee/Owner/Agent) circle one



20141106000350400 3/3 \$48.00
Shelby Cnty Judge of Probate, AL
11/06/2014 08:52:34 AM FILED/CERT

Form RT-1