

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

Send Tax Notice to:
Brian Thomas

STATUTORY WARRANTY DEED (CORPORATION)

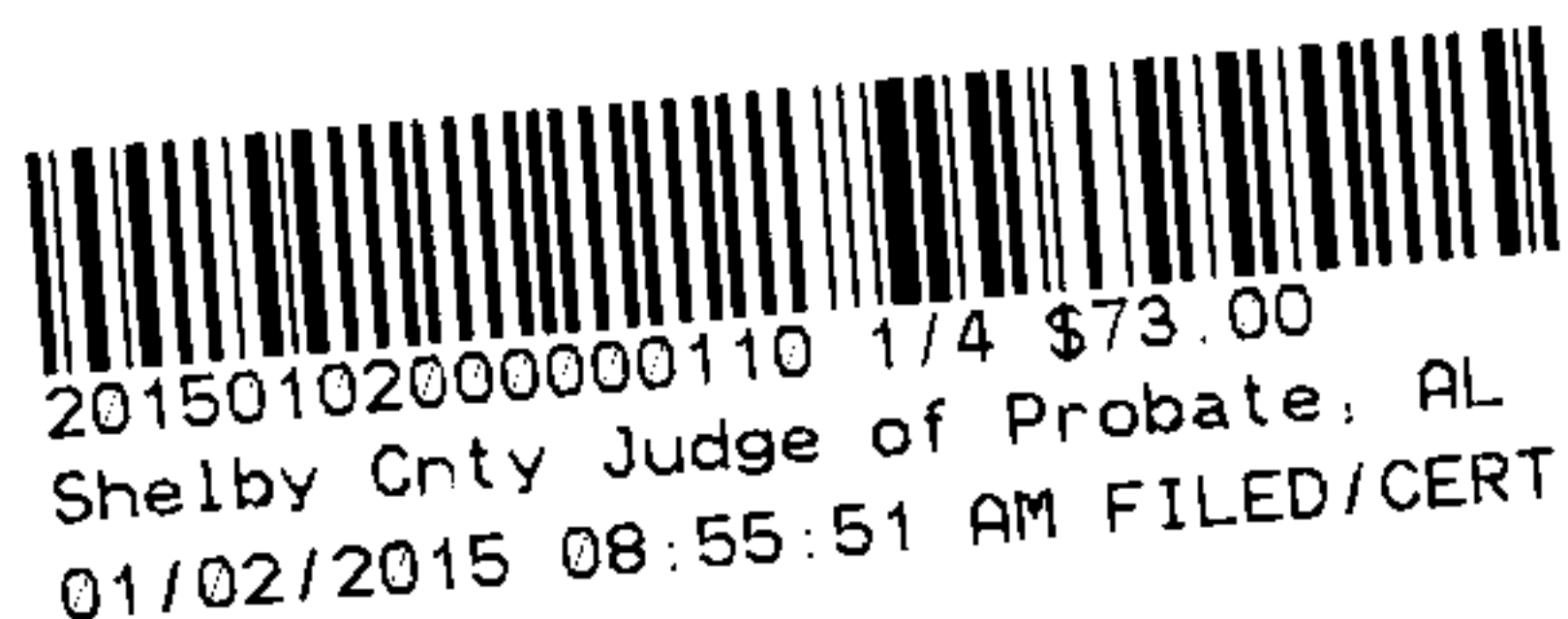
State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration **Fifty Thousand Dollars and zero cents (\$50,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION** (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 John LaMarca as Vice President who is authorized to execute this conveyance, has hereto set its signature and seal this 29th day of December, 2014.



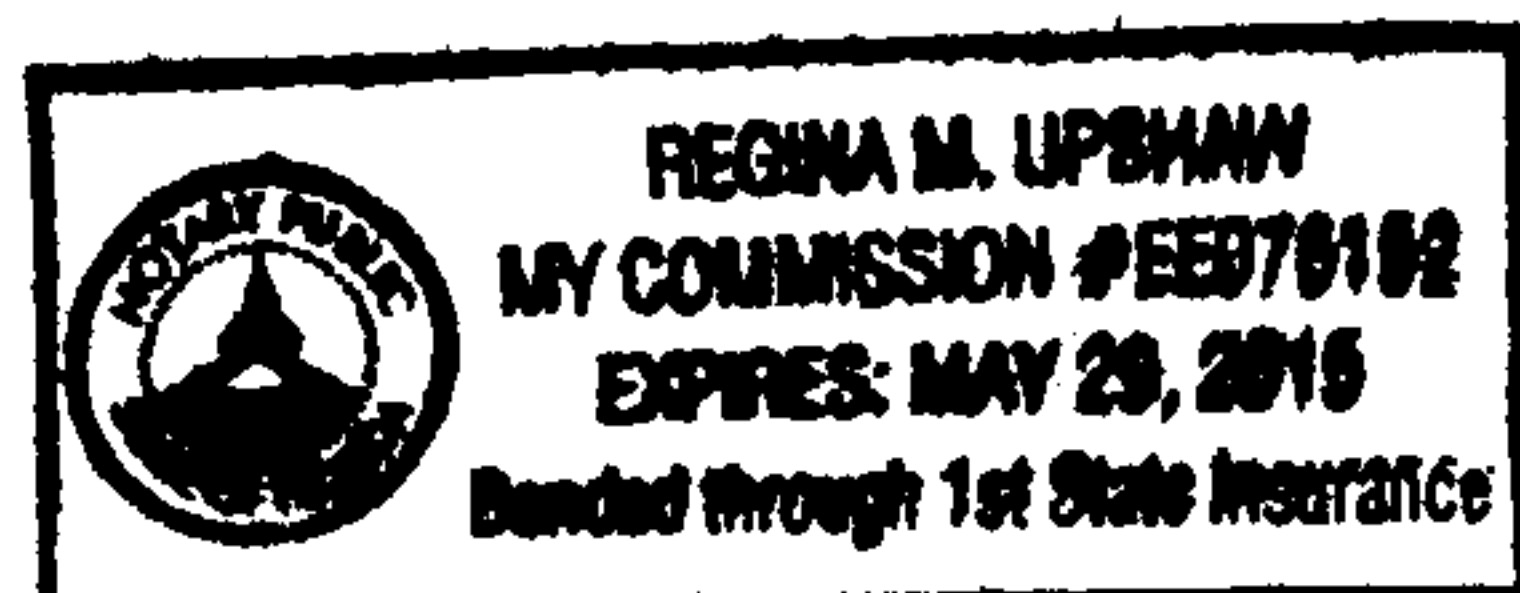
**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

By: *John LaMarca*
John LaMarca, Vice President

State of Florid
County of Broward)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John LaMarca** whose name as **Vice President of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, is signed to the foregoing instrument, and who he 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.

Given under my hand and official seal this 29th day of December, 2014



Regina M. Upshaw
Notary Public **Regina M. Upshaw**
My Commission expires: *May 29, 2015*

Shelby County, AL 01/02/2015
State of Alabama
Deed Tax: \$50.00

EXHIBIT A
Legal Description

Lot No. 8 according to the Map of Rudy Tidmore as recorded in Map Book 4, Page 16, in the Office of the Judge of Probate, Shelby County, Alabama, and a tract of land lying West of the afore said Lot 8, being more particularly described as follows:

Begin at the NW corner of said Lot 8 and run Westerly along the right of way of Mooney Road 76.05 feet; thence 94 degrees 57 minutes 09 seconds left run Southerly 189.57 feet; thence 83 degrees 04 minutes 23 seconds left run Easterly 50.83 feet to the SW corner of said Lot 8; thence 89 degrees 18 minutes 16 seconds left run Northerly along the West line of said Lot 8 190.82 feet to the point of beginning.

Situated in Shelby County, Alabama.




20150102000000110 2/4 \$73.00
Shelby Cnty Judge of Probate, AL
01/02/2015 08:55:51 AM FILED/CERT



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.


20150102000000110 3/4 \$73.00
Shelby Cnty Judge of Probate, AL
01/02/2015 08:55:51 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 JPMorgan Chase Bank, N.A. Asset
1877609873

Mailing Address 270 Park Ave
New York, NY 10017

Property Address 109 Mooney Rd.
Columbiana, AL 35051

Grantee's Name Brian Thomas
175 Baren Dr

Mailing Address Chelsea, AL 35043

Date of Sale December 30, 2014
Total Purchase Price \$50,000.00

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 December 29, 2014

Print M. L. F. Affchis

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

20150102000000110 4/4 \$73.00
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Form RT-1