

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

Send Tax Notice to:
John Ross

320 Valentine Circle
Wiltsville Ala 35186

STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration **Fifty Five Thousand Dollars and zero cents (\$55,000.00)** 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 **John Ross and Courtney Ross**, (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.

\$56,122.00 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 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 13 day of January, 2015.

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

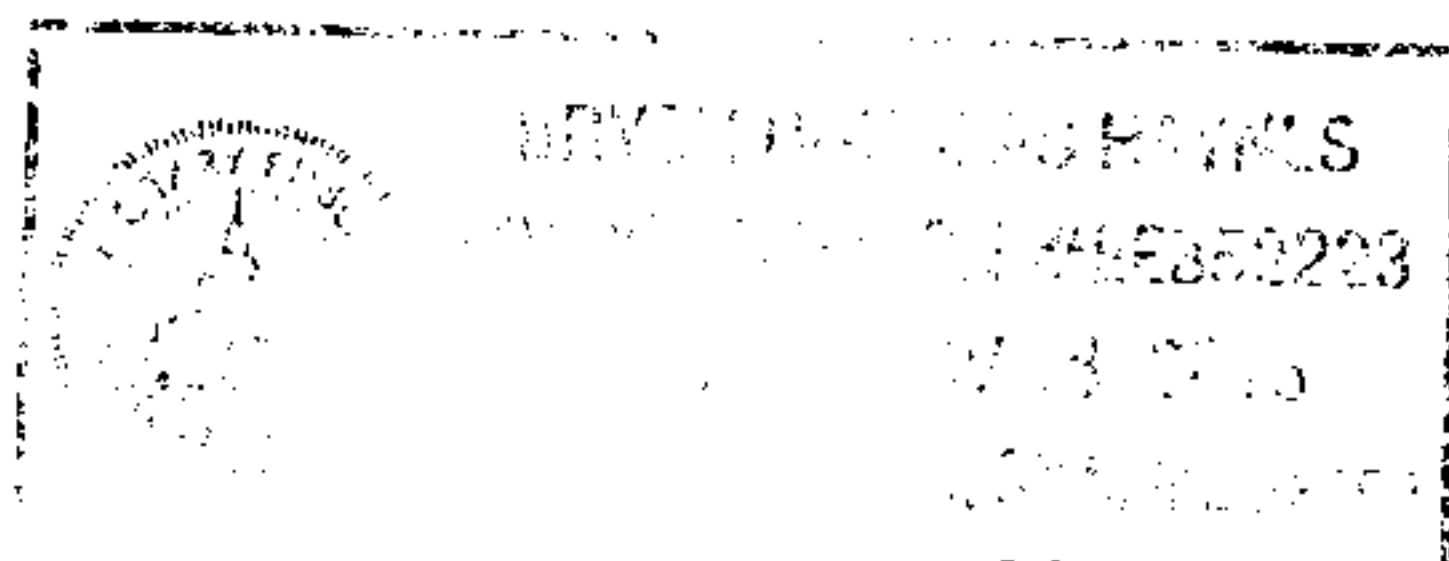
By: _____

JOHN LAMARCA, VICE PRESIDENT

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** whose name as **Vice President of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, 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 13 day of January, 2015.



Bryan David Has
Notary Public

My Commission expires: 11-18-16

①

EXHIBIT A
Legal Description

From the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 2 East, run North along the West line of said 1/4-1/4 line a distance of 487.62 feet; thence right 80 degrees 57 minutes 33 seconds a distance of 76.88 feet to the point of beginning; thence continue in a straight line a distance of 199.72 feet; thence left 91 degrees 15 minutes 36 seconds a distance of 100.33 feet; thence left 88 degrees 51 minutes 25 seconds a distance of 197.69 feet; thence left 89 degrees 59 minutes 06 seconds a distance of 99.91 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of Van Marcus Peavy, dated October 24, 1994.



20150121000021490 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/21/2015 10:20:20 AM FILED/CERT


(2)

J. P.

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.


20150121000021490 3/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/21/2015 10:20:20 AM FILED/CERT

3



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 # 1065989900

Grantee's Name John A. Ross
Courtney L. Ross

Mailing Address 1400 East Newport Center Drive
Deerfield Beach, FL 33442

Mailing Address 320 Valentine Circle
Wilsonville, AL 35186

Property Address 320 Valentine Circle
Wilsonville, AL 35186


Date of Sale January 16, 2015
Total Purchase Price \$55,000.00

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


20150121000021490 4/4 \$24.00
Shelby Cnty Judge of Probate, AL
01/21/2015 10:20:20 AM FILED/CERT

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 January 13, 2015

Print

M. L. T. Alchison

Sign

M. L. T. Alchison

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)