



20150216000048360 1/5 \$67.50
Shelby Cnty Judge of Probate, AL
02/16/2015 08:27:45 AM FILED/CERT

This instrument was prepared by:

Rubin Lublin AL, LLC
100 Concourse Parkway, Suite 125
Birmingham, AL, 35244

Send Tax Notice to:

Glen A. Joiner
2866 Joinertown Road
Columbiana, AL 35051

STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama)
)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$41,500.00 to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, JPMorgan Chase Bank, National Association, a National Association (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto Glen A. Joiner, a married man, (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, her heirs and assigns forever.

Any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America, by virtue of the certain foreclosure evidenced by the Mortgage Foreclosure Deed dated 12/09/2014 recorded in Shelby County, Alabama. The grantor does not attempt to set out the names of all parties entitled to redeem and by acceptance of this deed the grantee releases the grantor and its agent of any such duty or obligation.

Shelby County, AL 02/16/2015
State of Alabama
Deed Tax: \$41.50

①

Glen A. Joiner



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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 11 day of Feb., 2015.

JPMorgan Chase Bank, National Association

By: John LaMarca

Name: John LaMarca

Title: Vice President

State of Florida
Broward County)

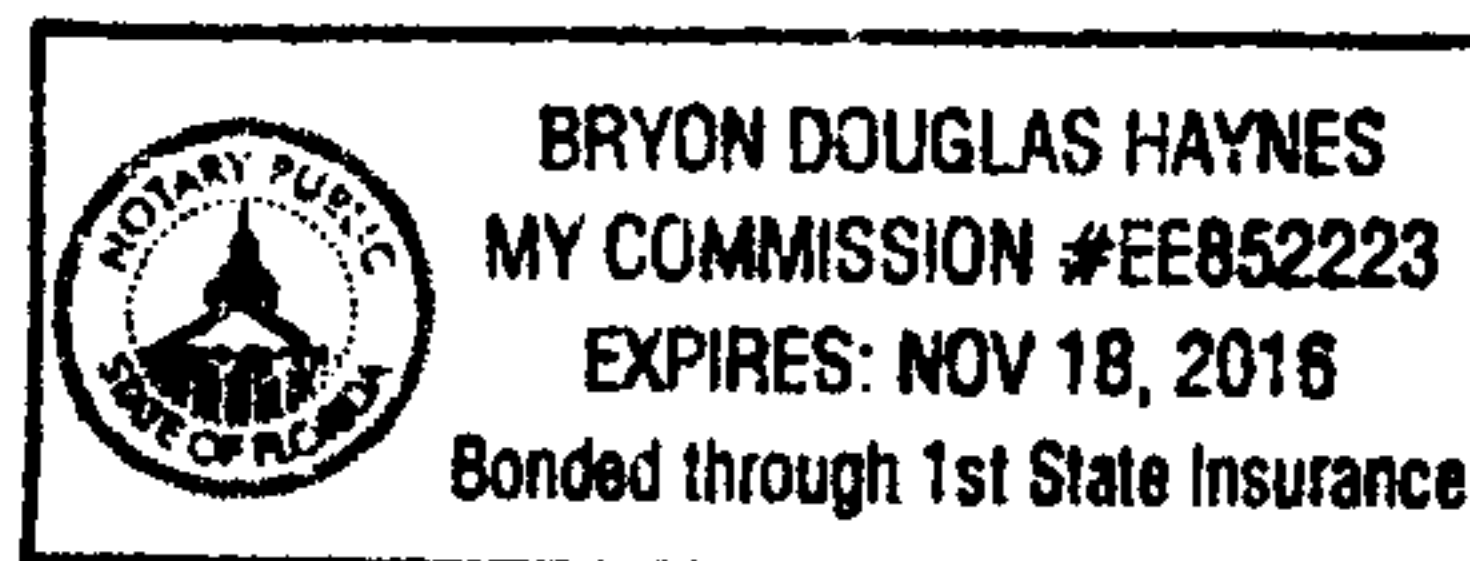
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John LaMarca, whose name as Vice President of JPMorgan Chase Bank, National Association, a National Association, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, ~~He~~ ^{She/He is personally known to me.} 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 11 day of Feb., 2015.

Bryon Douglas Haynes

Notary Public

My Commission expires: 11-18-16



(2)

EXHIBIT A

Legal Description

Lot 5, Block 1, of Columbiana Homes, Inc. Subdivision of the Town of Columbiana, Alabama, as the same appears of record in Map Book 3, Page 82 in the Probate Office of Shelby County, Alabama.



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③

J. D. Up

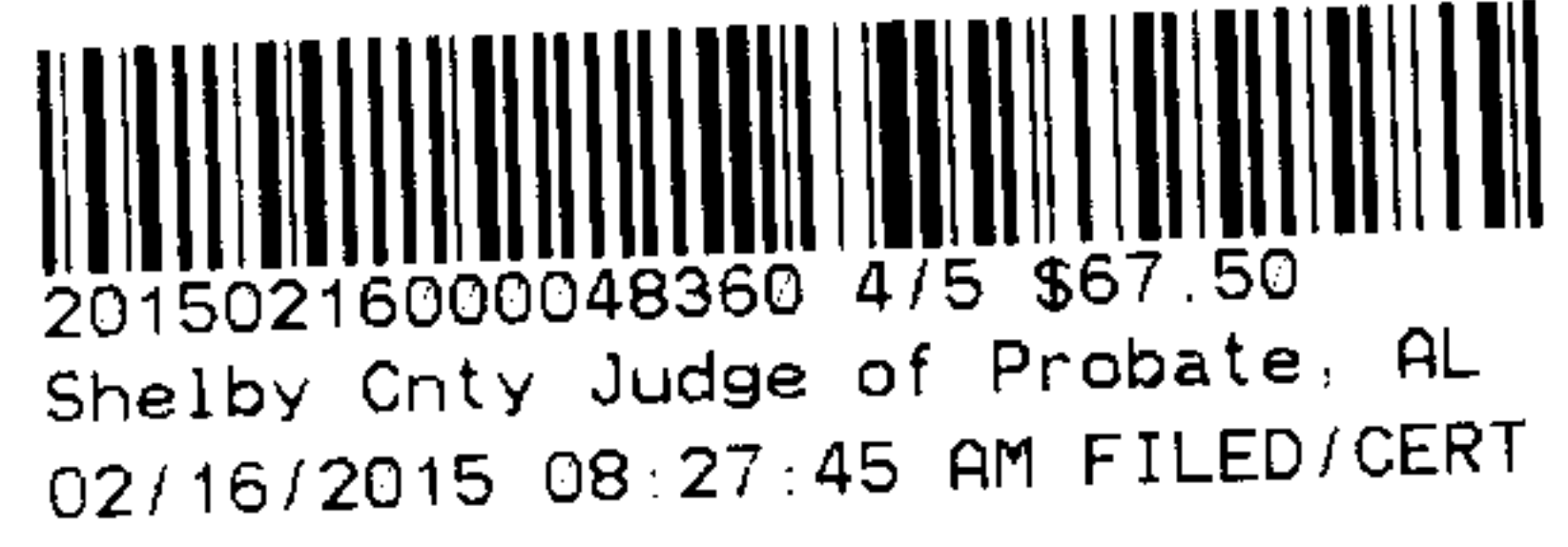


EXHIBIT B

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.

(4)

J. Dup

Real Estate Sales Validation Form

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

Grantor's Name

Grantee's Name

Mailing Address

Mailing Address

Property Address

Date of Sale

Total Purchase Price

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



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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 _____

Print Mike T. Atchison

Unattested

AC
(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one