

WARRANTY DEED

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

Send tax notice to:
Brian Damon Graham
133 Silverleaf Dr.
Pelham, AL 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

**20150325000094350
03/25/2015 01:31:04 PM
DEEDS 1/2**

Know All Men by These Presents: That in consideration of **Three thousand eight hundred twenty and no/100 (\$310,820.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Jebco, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Brian Damon Graham** (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:

Lot 51, according to the Survey of Silverleaf Phase I, as recorded in Map Book 43, Page 97, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

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.

This instrument is executed as required by the Articles of Incorporation and any modifications or amendments.

\$276,733.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 Jebco, Inc., by Carl Vines, its Secretary, who is authorized to execute this conveyance, has hereunto set his hand and seal this 20th day of March, 2015.



**Jebco, Inc.
By: Carl Vines
Its: Secretary**

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Carl Vines, whose name as Secretary of Jebco, Inc., a corporation, 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 corporation.

Given under my hand and official seal this 20th day of March, 2015.

**KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 21, 2018**



**Notary Public
My Commission Expires: 10-21-2018**

Real Estate Sales Validation Form

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

Grantor's Name Jebco, Inc.
Mailing Address 321 Applegate Pkwy., Suite E
Pelham, AL 35124

Grantee's Name Brian Damon Graham
Mailing Address 133 Silverleaf Dr
Pelham, AL 35124

Property Address 133 Silverleaf Dr.
Pelham, AL 35124

Date of Sale 3/20/15
Total Purchase Price \$310,820.00

20150325000094350
03/25/2015 01:31:04 PM
DEEDS 2/2

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 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).

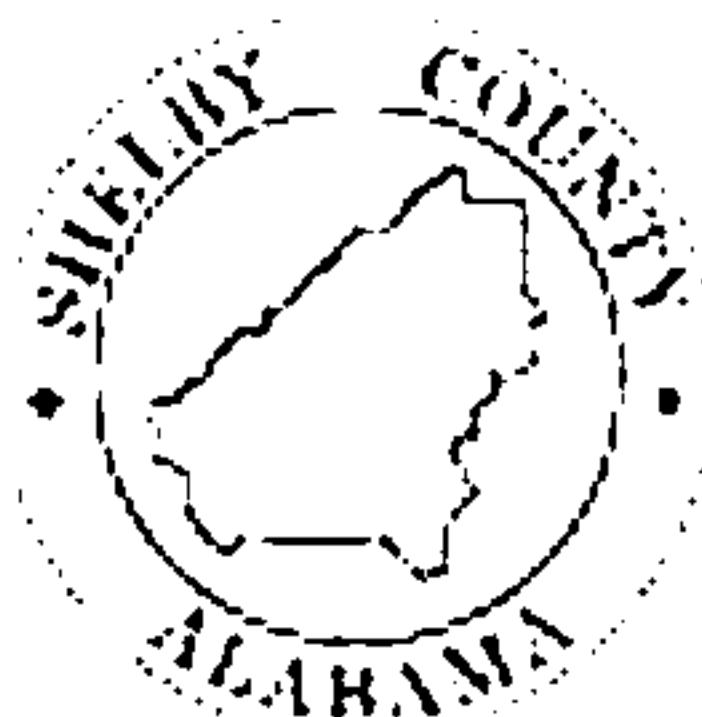
Date 3/20/15

Print Kelly B. Furgerson

☐ Unattested
☐ (verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/25/2015 01:31:04 PM
\$51.50 CHERRY
20150325000094350

