



20150416000122200 1/5 \$58.00
Shelby Cnty Judge of Probate, AL
04/16/2015 09:19:26 AM FILED/CERT

This instrument was prepared by:
Jeff G. Underwood
Sirote & Permutt, PC
2311 Highland Avenue South
Birmingham, AL 35205

Send Tax Notice to:
Perly Homes LLC
306 Windstone Lane
Chelsea, AL. 35043

STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama)

KNOW ALL MEN BY THESE PRESENTS:

Shelby County)

That in consideration of thirty-two thousand and 00/100 Dollars (\$32,000.00) 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 Perly Homes LLC (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 Unto the said Grantee, his/her heirs and assigns, forever.

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 2 day of April 2015.

JPMorgan Chase Bank, National Association

By: Melonye H. Nadeau
Name: Melonye H. Nadeau
Title: Vice President

4.2.15

State of _____
_____ County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that _____, whose name as _____ 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 national association

Given under my hand and official seal this _____ day of _____, 20____.

Notary Public

My Commission expires:

Shelby County, AL 04/16/2015
State of Alabama
Deed Tax: \$32.00

See Attached
Notary Acknowledgement

Umr

Umr



20150416000122200 2/5 \$58.00
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Notary Acknowledgement

STATE OF FLORIDA .

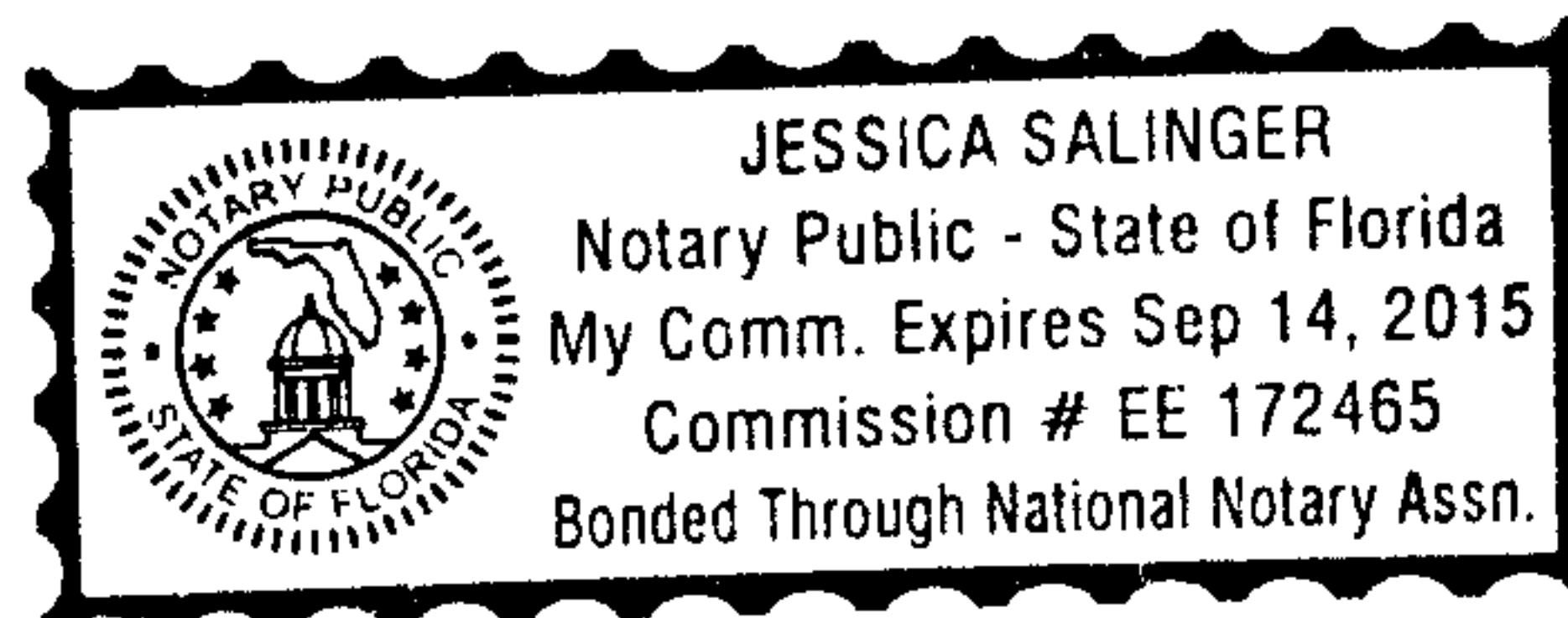
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this April 2, 2015, by Melonye H. Nadeau, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. He/she is personally known to me.

X Jessica Salinger
Notary Public

(seal)

Printed Name: Jessica Salinger



mm



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EXHIBIT A
Legal Description

A Parcel of land containing 1/2 acre, more or less, located in the North 1/2 of the SE quarter of the SW quarter of the SW quarter of Section 12, Township 20 South, Range 2 West, Shelby County Alabama. described as follows: Commence at the SE corner of the SW quarter of the SW quarter of said Section 12; Thence run North along the East line of said quarter -quarter section a distance of 668.04 feet; Thence turn left 89 degrees 11 minutes 29 seconds for a distance of 75 feet to an iron pin on the North line of said quarter-quarter -quarter Section and the point of beginning. Thence continue last course a distance of 150 feet to an iron pin; Thence turn left 90 degrees 00 minutes 00 seconds for a distance of 150 feet to an iron pin; then turn left 90 degrees 00 minutes 00 seconds for a distance of 150 feet to an iron pin; Thence turn left 90 degrees 00 minutes 00 seconds for a distance of 150 feet to the point of beginning.

Subject to all restrictions, reservations, rights, easements, rights of-way, provisions, covenants and building set-back lines of record.

Also easement for ingress and egress as recorded in Book 312, Page 18

An easement for ingress and egress to and from grantees property which is described in Deed Book 310, Page 746 in the Probate records of Shelby County, Alabama, which said right of way easement shall be perpetual and shall be 20 feet in width, the center line of which shall be the existing driveway leading to said grantees property across grantors' property in the SW 1/2 of the SW 1/2 of Section 12, Township 20 South, Range 2 West.

There is also conveyed to grantees the right to use water from the well located on grantor's property and an easement for the installation and maintenance of water and utility lines to and from said well to the home located on said grantees' property.



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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.
8. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction. Easements, rights of ways, restrictions, covenants, conditions, reservations and limitations affecting the land.
9. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed recorded in Instrument # 20141105000350230, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

JP Morgan Chase
7301 Baymeadows Way
Jacksonville
FL 32256

Grantee's Name
Mailing Address

Perry Homes LLC
306 Windstone Ln
Chelsea AL
35043

Property Address

306 Dogwood Drive
Chelsea AL
35043

Date of Sale

4/13/15

Total Purchase Price \$

32000.00

or

Actual Value \$

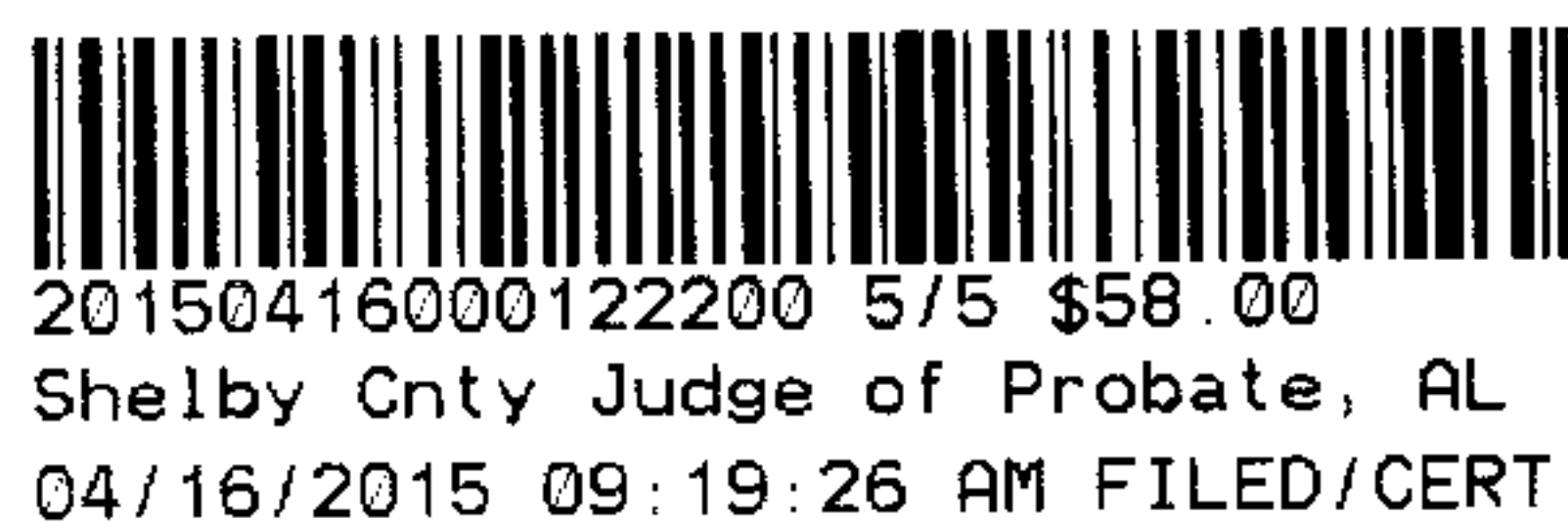
or

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 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 _____

Print

April Smith

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1