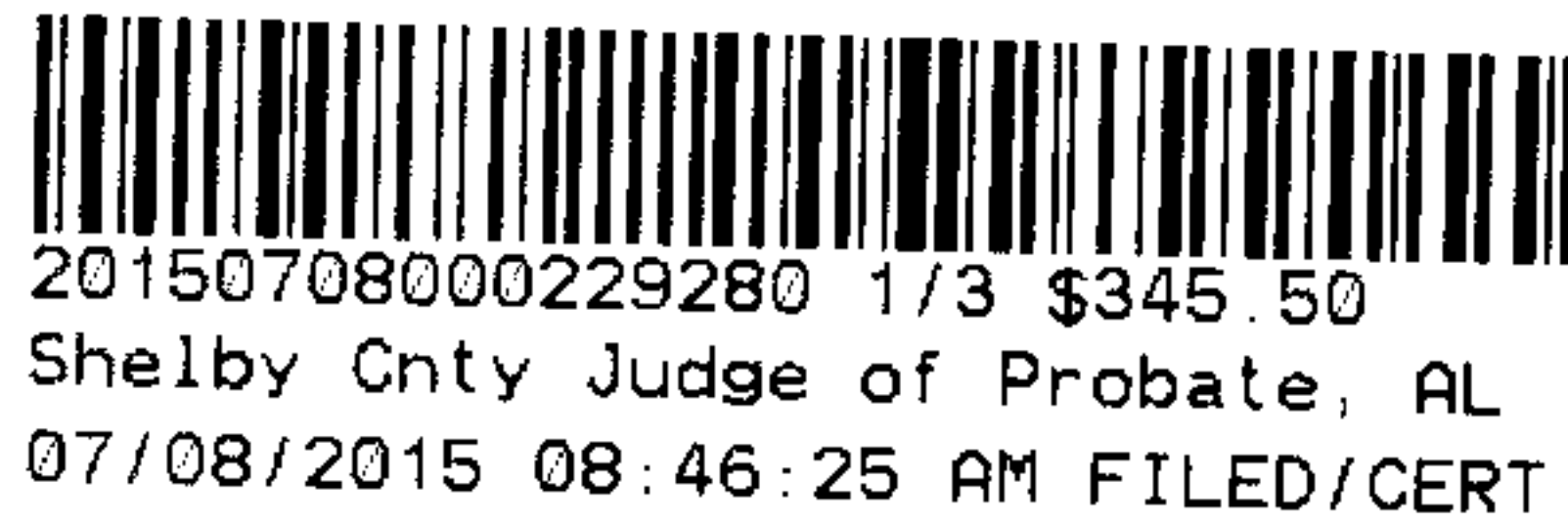


1/5/2015 11:11 AM
15,200
6,000
\$212,000

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
R. F. (Ben) Stewart III
NOLAN STEWART P.C.
1232 Blue Ridge Blvd.
Birmingham, Alabama 35226



Send Tax Notice To:
Jackie Stevenson
J.W. Stevenson, LLC
80 Harbor Drive
Wilsonville, AL 35186

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor, **JACKIE STEVENSON**, a single man, (hereinafter referred to as "Grantor"), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the said **J. W. STEVENSON, LLC** (hereinafter referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 85, 86, 98, 99, 100, 101, 102, 103, 104 and 105, according to the Survey of Ben Creek Subdivision-Sector 2, Phase 1, as recorded in Map Book 39, Page 135, in the Probate Office of Shelby County, Alabama

Source of Title: Instrument No. 20140912000286610, Shelby County, Alabama.
Property Address: 10 Lots, Ben Creek Subdivision (85, 86, 98-105), Pelham AL, 35124.

Subject to:

1. All agreements, restrictions, easements and covenants of record.
2. 2015 ad valorem taxes, a lien but not yet due and payable.
3. Any and all mineral and mining rights not owned by the Grantors.
4. This deed instrument has been prepared without the benefit of a current survey and the information provided herein has been furnished by the Grantors and Grantee.

TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has hereto set his signature and seal, this 6th day of July, 2015.

Shelby County, AL 07/08/2015
State of Alabama
Deed Tax: \$325.50

By: Jackie Stevenson
JACKIE STEVENSON, Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)



20150708000229280 2/3 \$345.50
Shelby Cnty Judge of Probate, AL
07/08/2015 08:46:25 AM FILED/CERT

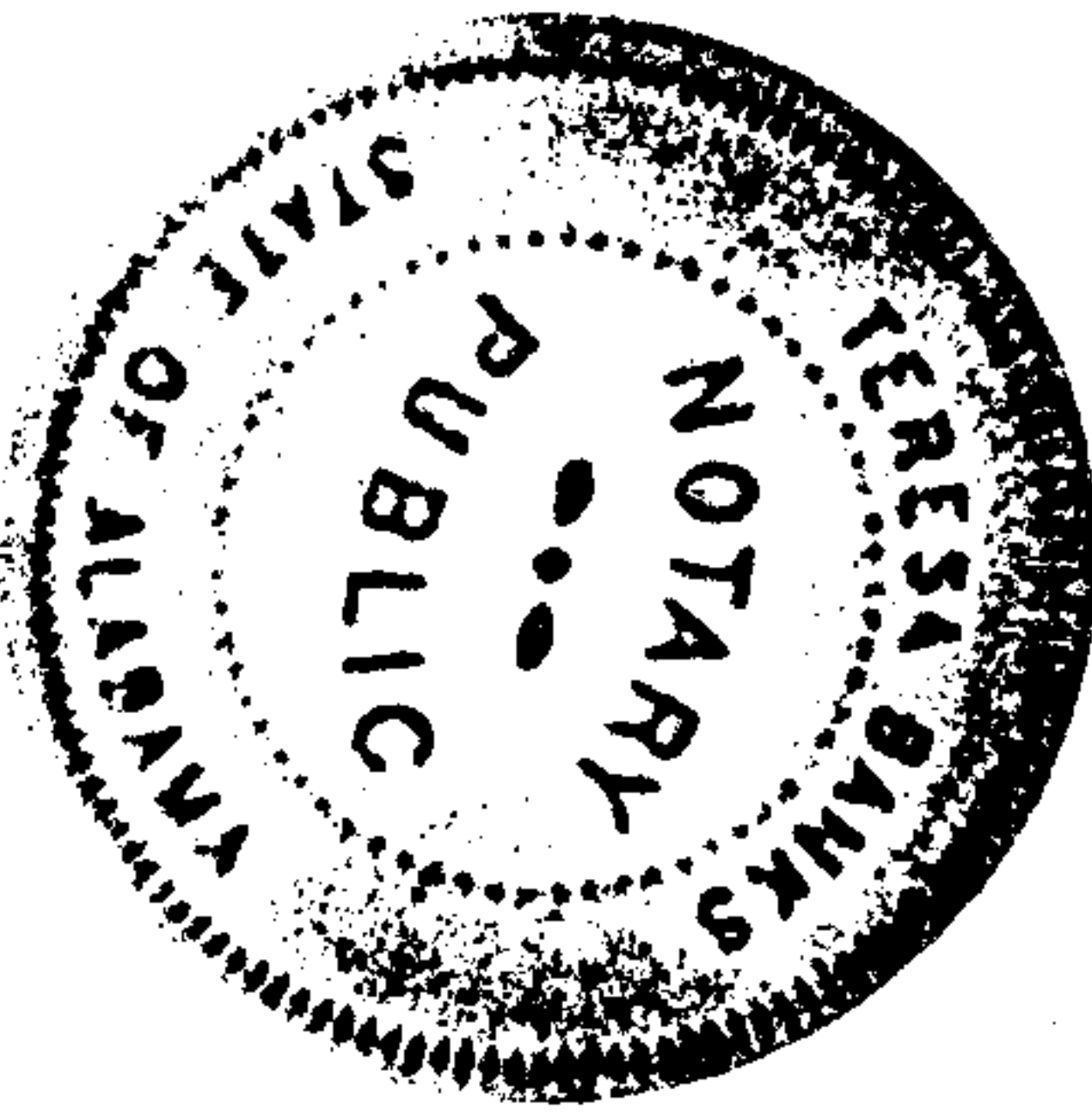
I, Teresa Banks, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jackie Stevenson** is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 6th day of July, 2015.

Teresa Banks

Notary Public

My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name Jackie Stevenson
Mailing Address 545 Russett Bend Drive
Hoover, AL 35244

Grantee's Name J.W. Stevenson LLC
Mailing Address 80 Harbor Drive
Wilsonville, AL 35186

Property Address Lots 85, 86, 98, 99, 100, 101,
102, 103, 104 and 105, Survey
of Ben Creek Subdivision, Sector
2, Phase I

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 325,200.00

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 Tax Assessor Records

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).

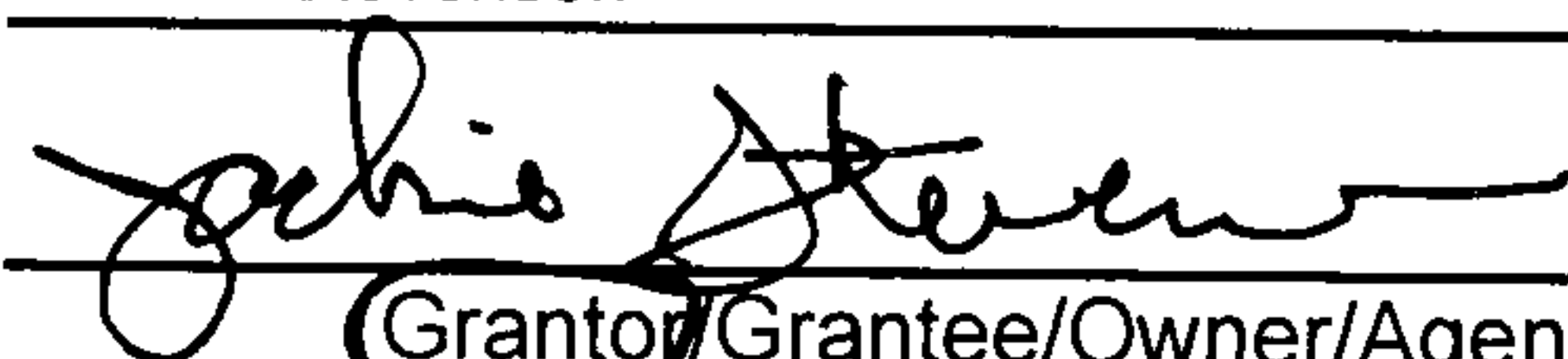
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print Jackie Stevenson

Unattested _____

Sign _____



(Grantor/Grantee/Owner/Agent) circle one



20150708000229280 3/3 \$345.50
Shelby Cnty Judge of Probate, AL
07/08/2015 08:46:25 AM FILED/CERT

ied by)

Print Form

Form RT-1