

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
JHE Properties, LLC
P O Box 1177
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Thousand and No/00 Dollars (\$20,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Margaret M. Linville, Personal Representative of the Estate of Iva B. Moore, deceased, Probate Case No. 2014-11.01, in the Probate Office of Crenshaw County, Alabama (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **JHE Properties, LLC, an Alabama Limited Liability Company, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2015 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

Iva B. Moore was one and the same person as Iva Belle Moore.

Iva Belle Moore was the surviving grantee in that certain deed recorded in Deed Book 285, Page 231, in the Probate Office of Shelby County, Alabama; the other grantee G. C. Moore, Jr. having died on or about April 23, 1995.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of August, 2015.


20150806000271890 1/3 \$40.00
Shelby Cnty Judge of Probate, AL
08/06/2015 02:53:39 PM FILED/CERT

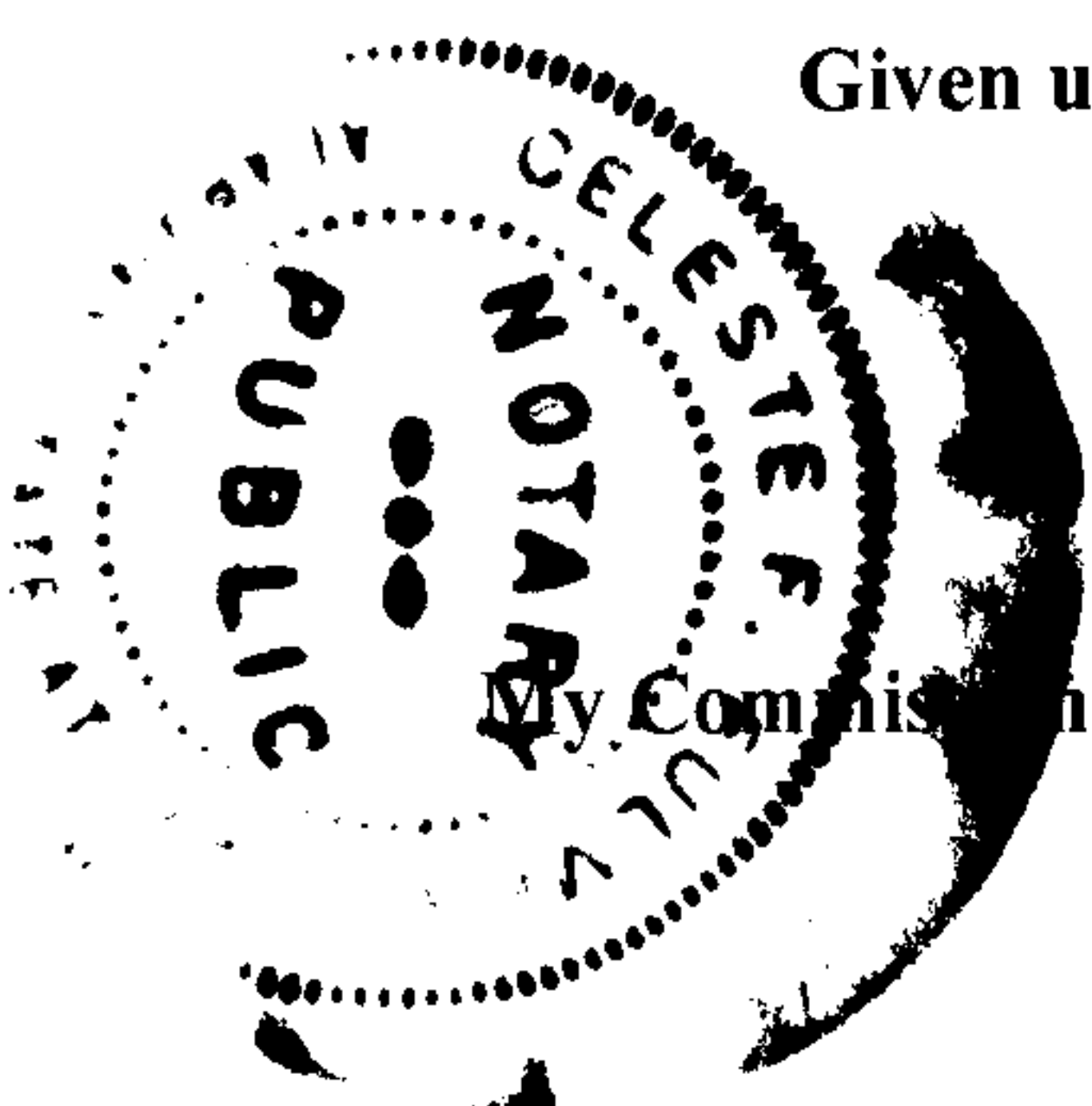
Estate of Iva B. Moore, Deceased


By: Margaret M. Linville, Personal Representative

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Margaret M. Linville, as Personal Representative of the Estate of Iva B. Moore, deceased, who 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 the conveyance she executed the same voluntarily on the day the same bears date in her capacity as such Personal Representative

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



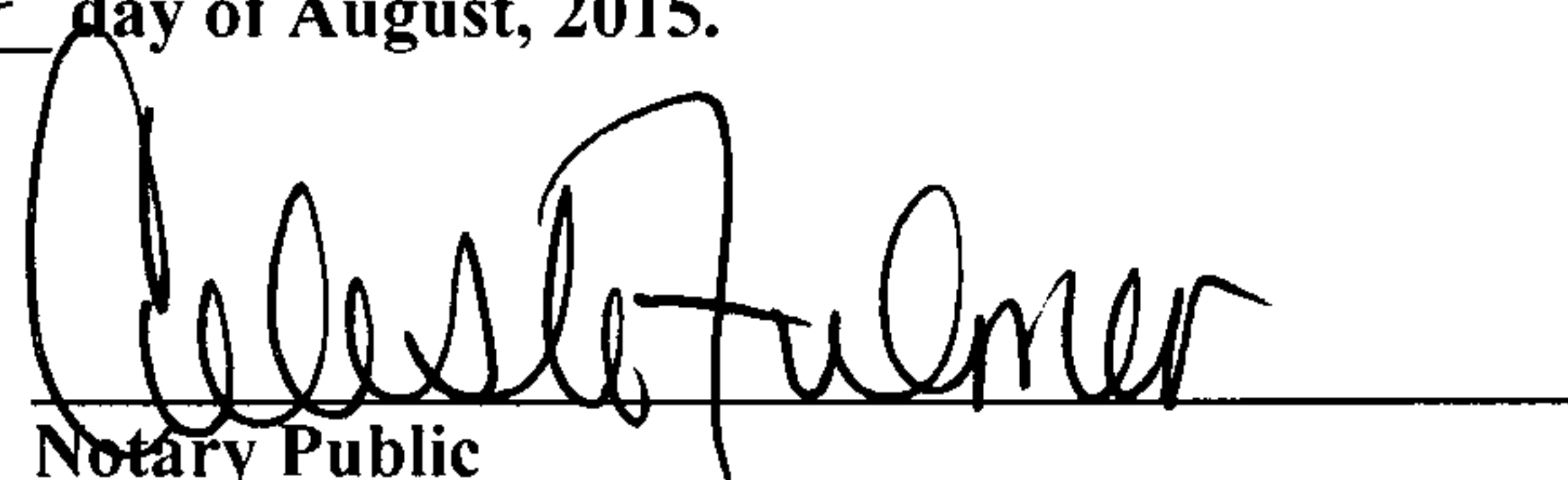
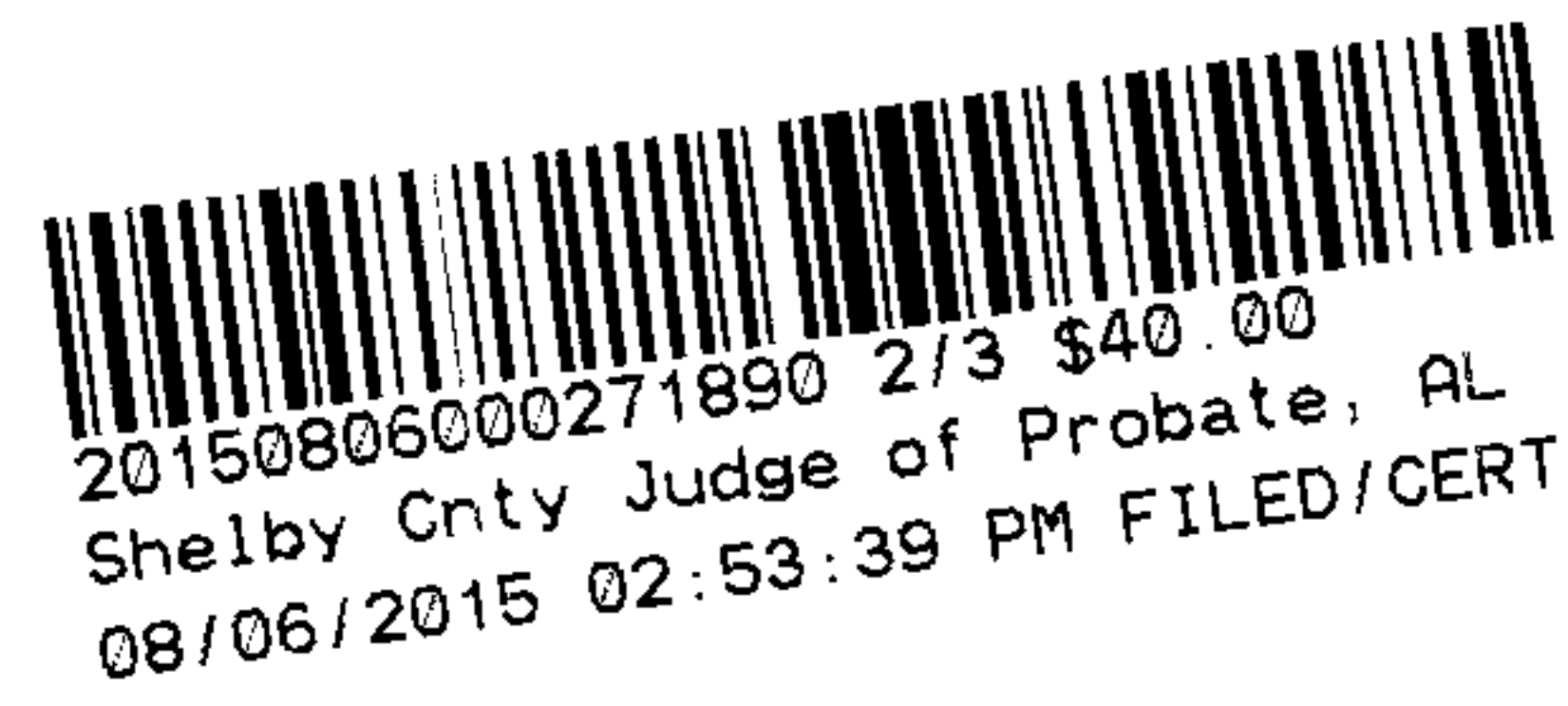

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the NW corner of the SE 1/4 of NE 1/4 of Section 23, Township 21 South, Range 1 West and run in an Easterly direction along the North boundary of said SE 1/4 of NE 1/4 to its intersection with the West boundary of the Columbiana-Chelsea Road; run thence in a Southerly direction along said road 110 feet; run thence in a Westerly direction parallel with the North boundary of said SE 1/4 of NE 1/4 to the West boundary of said SE 1/4 of NE 1/4; run thence North along said West boundary of SE 1/4 of NE 1/4 to point of beginning. Situated in 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 : Iva B. Moore Estate
Mailing Address: 1953 2nd Street NW
Birmingham, AL 35215

Grantee's Name: JHE, LLC
Mailing Address: P O Box 1177
Columbiana, AL

Property Address: 471 Chelsea Road
Columbiana, AL 35051

Date of Sale 8/6/15
Total Purchase Price \$ 20,000.00
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 –

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 8/6/15

Sign Margaret M. Linville, P.R.
(Grantor/Grantee/Owner/Agent) circle one
Print Margaret M. Linville, as Personal Representative of
the Iva B. Moore Estate

☐ Unattested

(Verified by)

