

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

20150807000273150 1/4 \$224.00
Shelby Cnty Judge of Probate, AL
08/07/2015 11:52:41 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Thousand and NO/100 (\$200,000.00) Dollars and other good and valuable consideration to the undersigned, Jordan M. Copeland and spouse Courtney Lee Anne Copeland, fka Courtney Lee Anne Wade by her Attorney-In-Fact, Jordan M. Copeland herein referred to as Grantors, in hand paid by Robert S. Jengo, a single man referred to as Grantee, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1405, according to the Final Plat of Braemar at Ballantrace, Phase 1, as recorded in Map Book 37, Page 70, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hand and seal this the 8 day of July, 2015.


Jordan M. Copeland


Courtney Lee Anne Copeland
By her Attorney-In-Fact
Jordan M. Copeland

Shelby County, AL 08/07/2015
State of Alabama
Deed Tax: \$200.00


fka Courtney Lee Anne Wade
By her Attorney-In-Fact
Jordan M. Copeland

STATE OF ALABAMA,
SHELBY COUNTY.

20150807000273150 2/4 \$224.00
Shelby Cnty Judge of Probate, AL
08/07/2015 11:52:41 AM FILED/CERT

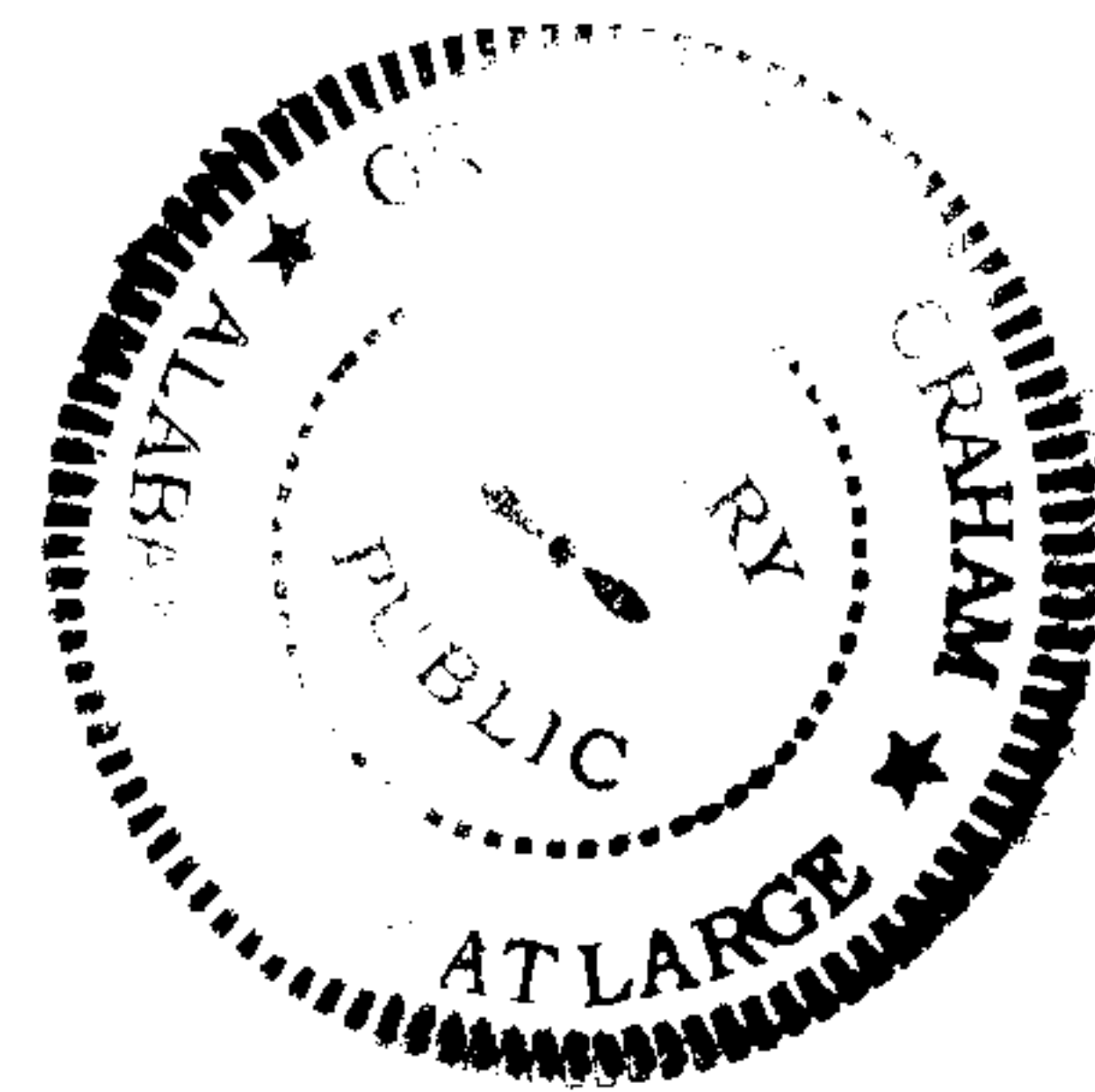
I, the undersigned authority, in and for said County, in said State, hereby certify that, Jordan M. Copeland and spouse Courtney Lee Anne Copeland fka Courtney Lee Anne Wade by her Attorney-In-fact, Jordan M. Copeland whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of July, 2015.


NOTARY PUBLIC

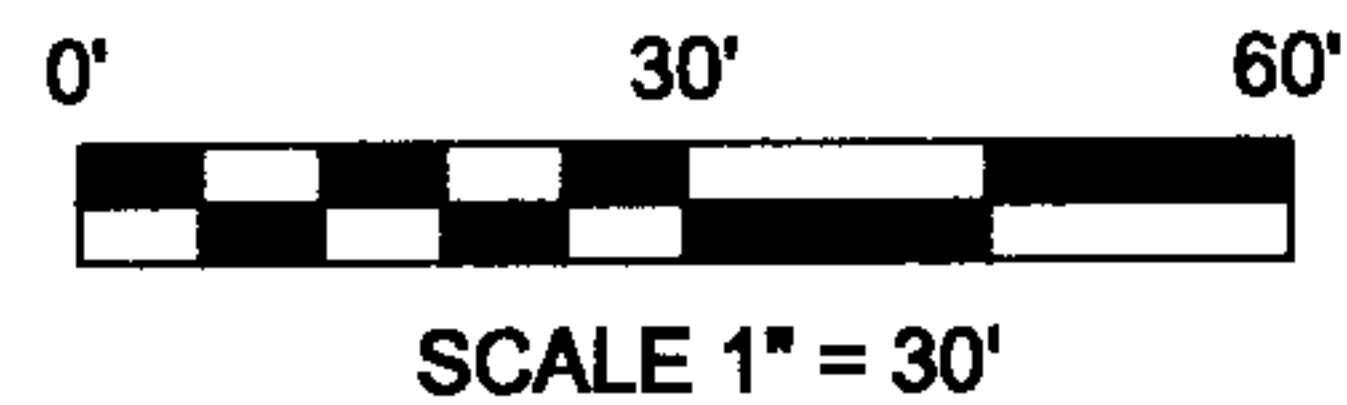
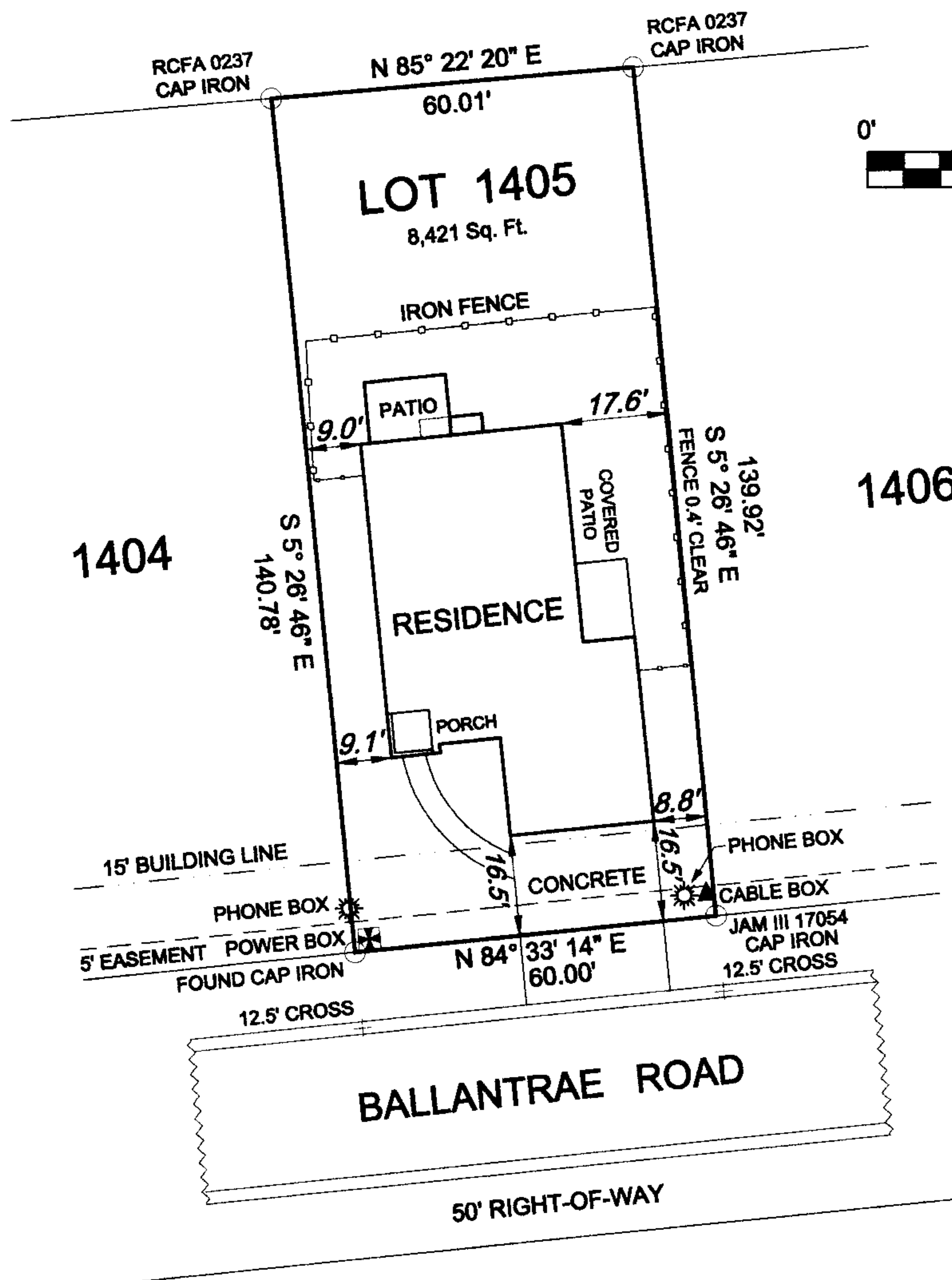
My Commission Expires: 9/29/15

This document prepared by:
Gregory S. Graham, PC
File #C215-0613
P. O. Drawer 307
Childersburg, Alabama 35044

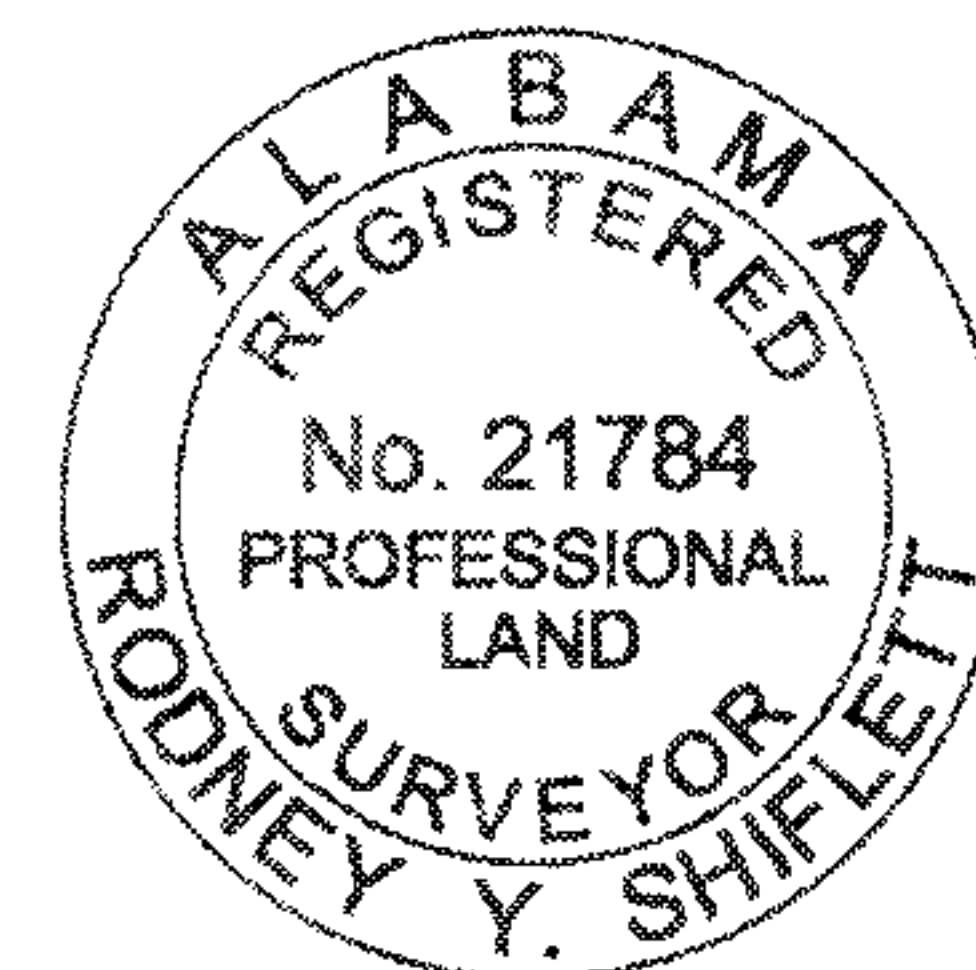




20150807000273150 3/4 \$224.00
Shelby Cnty Judge of Probate, AL
08/07/2015 11:52:41 AM FILED/CERT



CLOSING SURVEY



{State of Alabama}
{Shelby County}

Address: 408 Ballantrae Road Pelham, AL 35124

I, Rodney Shiflett, a Registered Professional Land Surveyor in the State of Alabama do Hereby certify that all of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief. That there are no visable encroachments upon the subject lot except as shown hereon excluding utility service lines, wires or pipes that serve the subject lot within dedicated easements or rights of way; I further certify that I have consulted the Federal Insurance Administration's flood hazard map # 01117C0240E for the area and have determined that the subject Lot is not in a special flood prone area.

Lot 1405 of FINAL PLAT BRAEMAR AT BALLANRTAE PHASE 1 as recorded in Map Book 37, Page 70 in the office of the Judge of Probate of Shelby County, Alabama.

According to my survey this 26th day of June, 2015.

Rodney Shiflett

Rodney Shiflett Al. Reg. No. 21784

Job#:
Dwg#: BARA1405.DWG

P.O. Box 204 Columbiana, AL 35051
Phone (205)669-1205

Real Estate Sales Validation Form

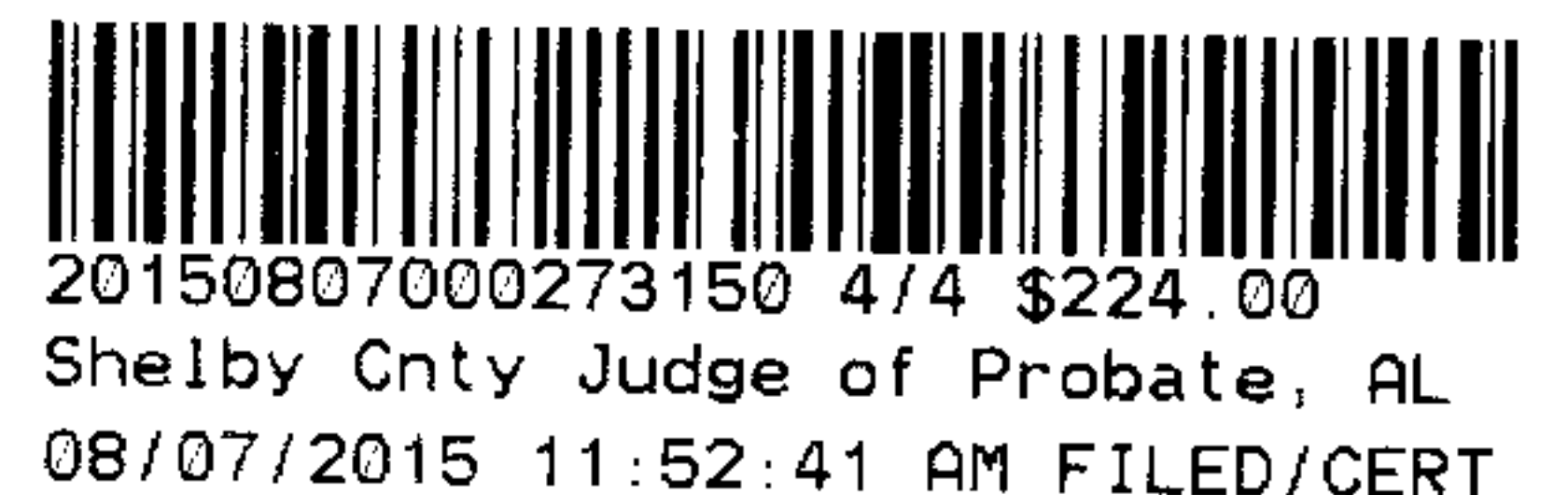
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Torrey Gordon</u>	Grantee's Name	<u>Robert S. Tregar</u>
Mailing Address	<u>PO Drawer 307</u> <u>Chickasaw, AL 35044</u>	Mailing Address	<u>804 Balfour Lane TR</u> <u>Pelham, AL 35124</u>
Property Address	<u>804 Balfour Lane</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>7/8/15</u>
		Total Purchase Price	<u>\$ 200,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 7/8/15

Print Gordon J. Gordon

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1