

This instrument was prepared by:
Rubin Lublin AL, LLC
100 Concourse Parkway
Suite 125
Birmingham, AL 35244

Send Tax Notice to:
CFP Holdings LLC
200 West Willow Cir.
Calera AL 35143


20150813000281440 1/5 \$74.00
Shelby Cnty Judge of Probate, AL
08/13/2015 01:32:27 PM FILED/CERT

QUITCLAIM DEED

State of Alabama)
)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of TEN Dollars (\$10.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the undersigned ~~JP~~ **JP** Morgan Chase Bank, National Association (herein referred to as "Grantor", whether one or more than one), does hereby remise, release, quitclaim, and convey unto CFP Holdings, LLC, having an address of 200 West Willow Circle, Calera, AL 35040 (herein referred to as "Grantee", whether one or more than one), without warranty whatsoever, all of Grantor's rights, title and interest, if any, in and to the real estate situated in Shelby County, Alabama, and being more particularly described on Exhibit A attached hereto and made part hereof.

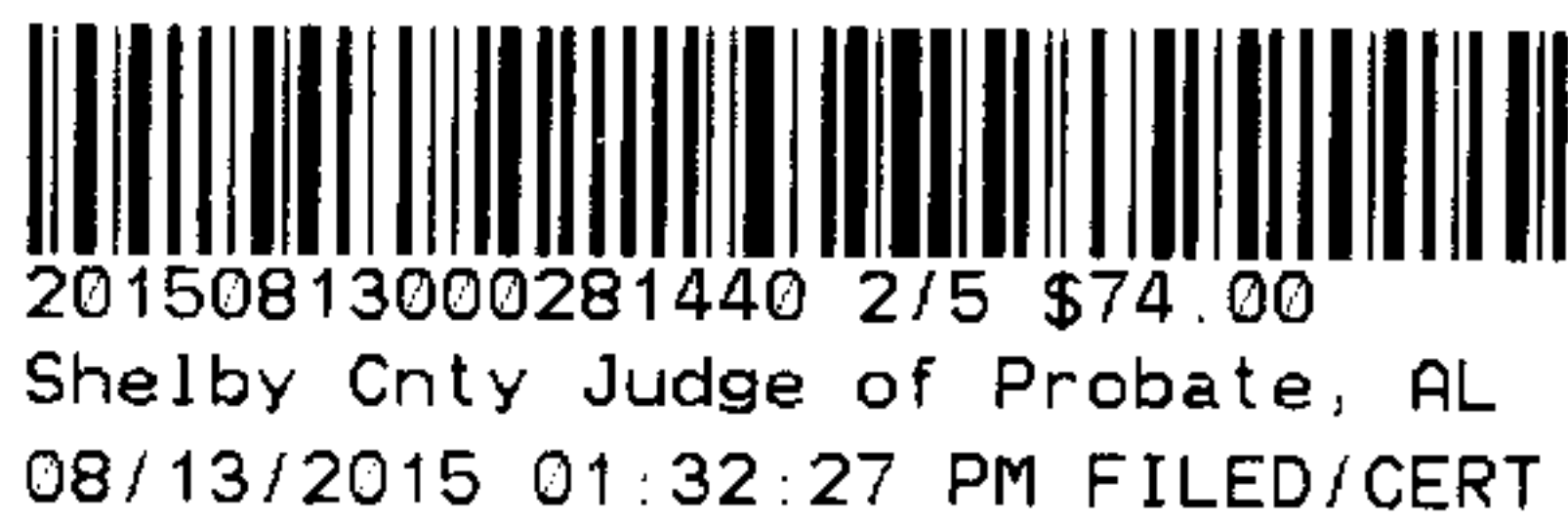
TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns forever.

[Signature Page on the Following Page.]



Shelby County, AL 08/13/2015
State of Alabama
Deed Tax: \$48.00

IN WITNESS WHEREOF, the said Grantor, by its Kapaldeo Bhagwandin, who is authorized to execute this conveyance, has hereto set its signature and seal this 3/57 day of July, 2015.



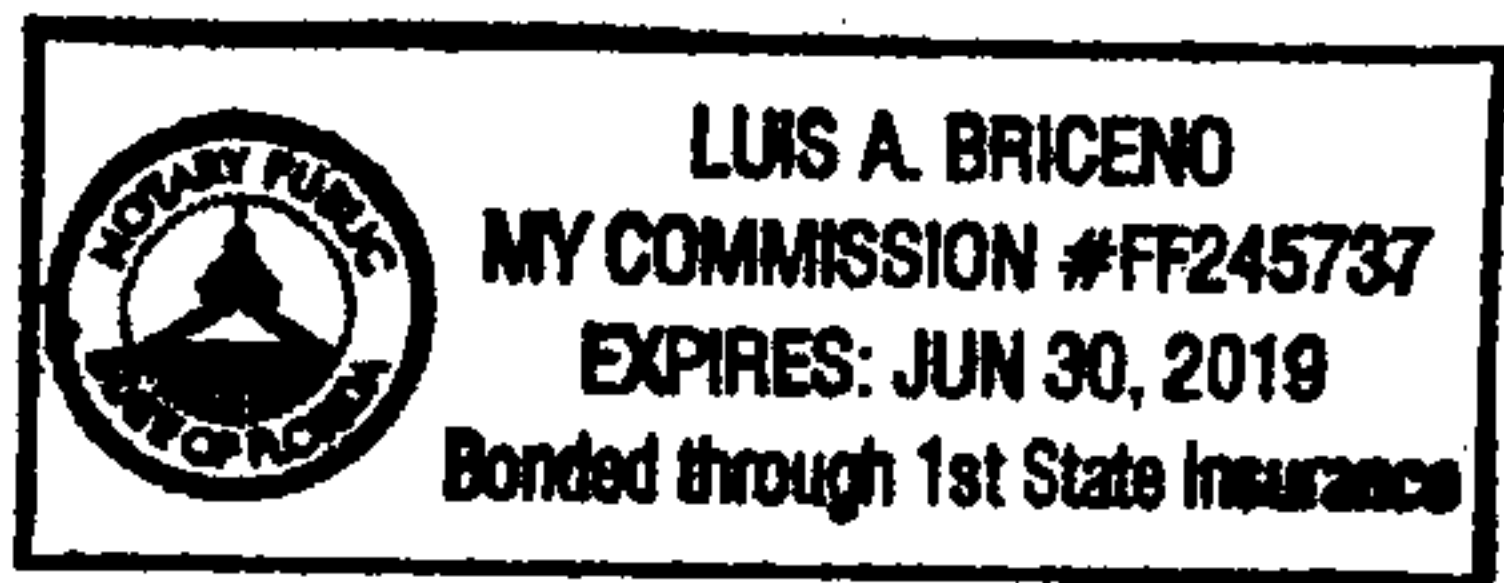
~~JP MORGAN CHASE BANK,~~
~~NATIONAL ASSOCIATION~~
JPMorgan Chase Bank, N.A.

By: [Signature]
Name: Kapaldeo Bhagwandin
Title: Vice President

State of Florida
Broward County

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kapaldeo Bhagwandin whose name as Vice President of JPMorgan Chase Bank, N.A. ~~JP Morgan Chase Bank, National Association~~ a 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 corporation.

Given under my hand and official seal this 3/57 day of July, 2015.



Notary Public LUIS A. BRICENO
My Commission expires: 06/30/19

EXHIBIT A


20150813000281440 3/5 \$74.00
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Legal Description

Lot 5, according to Robert Pledgers resurvey of part of Blocks 262, 263 and 265 according to the Dunstans Map of the Town of Calera, as recorded in Map Book 4, Page 1 in the Probate Office of Shelby County, Alabama.

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EXHIBIT B

Permitted Encumbrances


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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.



Real Estate Sales Validation Form

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

Grantor's Name JPMorgan Chase Bank, N.A.
Mailing Address _____

Grantee's Name CFP HOLDINGS, LLC
Mailing Address 200 West Willow Circle

Calera, AL 35040

Property Address 1778 21st Avenue
Calera, AL 35040

Date of Sale July 29, 2015
Total Purchase Price \$48,000.00

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


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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 of 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 July 24, 2015

Print JPMorgan Chase Bank, N.A.

Unattested

JC
(verified by)

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