


Send tax notice to:
Matthew Brakefield & Katherine Brakefield
1408 Secretariat Drive
Helena, AL 35080

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

PEL1500352

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED


20151023000371170 1/3 \$32.50
Shelby Cnty Judge of Probate, AL
10/23/2015 03:19:31 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Nine Thousand and 00/100 Dollars (\$209,000.00) in hand paid to the undersigned, **JAG Investment Strategies, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor") by Matthew D. Brakefield and Katherine L. Brakefield (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, Block 1, according to the Survey of Dearing Downs, Second Addition, as recorded in Map Book 9, Page 33, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

\$ 198,550.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Matthew D. Brakefield is one and the same person as Matthew Brakefield.
Katherine L. Brakefield is one and the same person as Katherine Brakefield.

TO HAVE AND TO HOLD unto the Grantees, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, **JAG Investment Strategies, LLC**, an Alabama Limited Liability Company, by James F. Williams its Member-Manager, who is

authorized to execute this conveyance, has caused this conveyance to be executed on this, the 20th day of October, 2015.

JAG Investment Strategies, LLC,
an Alabama limited Liability
Company

By: _____

James F. Williams

Its: Member-Manager

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James F. Williams whose name as Member-Manager of JAG Investment Strategies, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such member-manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 20th day of October, 2015.

Notary Public

Print Name: DANIEL L. COWTS

Commission Expires:

3/25/17

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Real Estate Sales Validation Form

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

Grantor's Name JAG Investment Strategies LLC Grantee's Name Matthew D. Brakefield
Mailing Address 5213 Logan Drive Mailing Address Katherine L. Brakefield
Bham AL 35242 1408 Secretariat Drive
Helena AL 35080

Property Address 1408 Secretariat Drive Date of Sale 10-20-15
Helena AL 35080 Total Purchase Price \$ 509,000.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☒ Closing Statement

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 10-20-15 Print David W. Lewis
Unattested Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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