Send tax notice to:
Matthew Brakefield & Katherine Brakefield

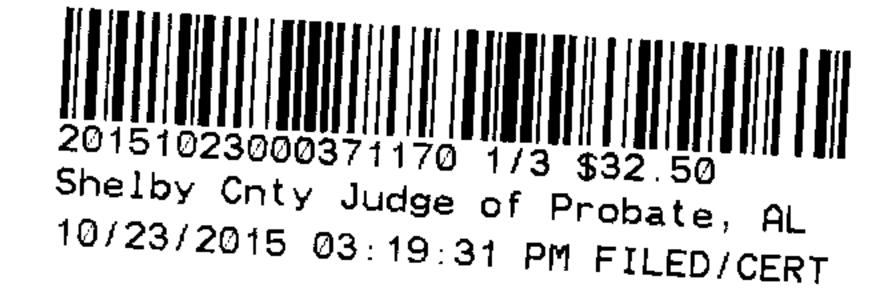
1408 Secretariat Drive

Helena, AL 35080

STATE OF ALABAMA COUNTY OF Shelby

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

WARRANTY DEED



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 membermanager 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 20^{11} day of October, 2015.

Notary Public
Print Name: David Le Cew 5

Commission Expires:

Shelby Cnty Judge of Probate, AL 10/23/2015 03:19:31 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordar	nce with Code of Alabama 1975, Section 40-22-1
Grantor's Name JHG Investment Strateaies	10 Grantee's Name Matthew 1 Prake field
Mailing Address 5013 Logan Ontic	Mailing Address Katherine L. Bake field
Blan AL 3SOUR	1408 Secretoriat Drive
	Helena H 35000
Property Address 1408 Secretariat Dri	Date of Sale 100015
Helona AL 35080	Total Purchase Price \$ 309.00.00
	or Actual Value \$
	01
	Assessor's Market Value \$
The purchase price or actual value claimed on this evidence: (check one) (Recordation of document Bill of Sale Sales Contract 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.	
ins	tructions
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 by the property as responsibility of valuing property for property tax pursuant to Code of Alabama 1975 § 40-22-1 (h).	determined by the local official charged with the urposes will be used and the taxpayer will be penalized
I attest, to the best of my knowledge and belief the accurate. I further understand that any false states of the penalty indicated in Code of Alabama 1975	the information contained in this document is true and nents claimed on this form may result in the imposition § 40-22-1 (h).
Date_10-2015	rint David W. Joulis
Unattested	ign // /
(verified by)	(Grantor/Grantee/Owner/Agent) circle one Form RT-1
	MONTO HIS

