

AL-16010059S

Instrument Prepared By
And Return To:
Victor Kang
C/O Rubin Lublin AL, LLC
100 Concourse Parkway, Suite 125
Birmingham, AL 35244
AL-16010059S

Send Tax Notice to:
VanLane LLC
112 Grant Cir.
Calera, AL 35040

STATUTORY WARRANTY DEED (CORPORATION)

State of Florida)
) *KNOW ALL MEN BY THESE PRESENTS:*
County of Broward)

That in consideration of \$34,500.00 to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, JPMorgan Chase Bank, National Association, (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto VanLane LLC, (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

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

Any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America, by virtue of the certain foreclosure evidenced by the Mortgage Foreclosure Deed dated 01/13/2016 recorded in Shelby, Alabama. The grantor does not attempt to set out the names of all parties entitled to redeem and by acceptance of this deed the grantee releases the grantor and its agent of any such duty or obligation.

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IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 18 day of February, 2016.

JPMorgan Chase Bank, National Association

By: Regina M. Upshaw

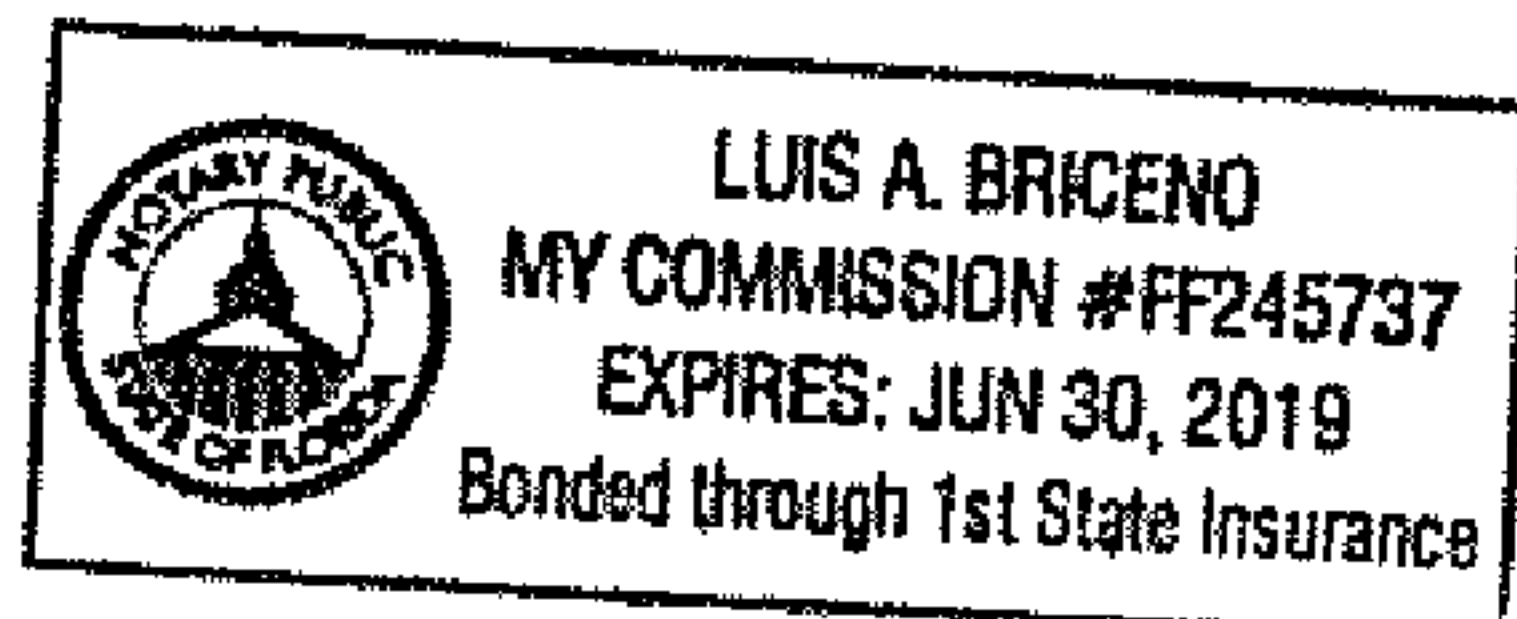
Name: Regina M Upshaw
Title: Vice President

State of Florida
Broward County)

Regina M Upshaw

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, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation. She ~~He~~ is personally known to me.

Given under my hand and official seal this 18 day of Feb., 2016.



✓ [Signature]
Notary Public Luis A. Briceno
My Commission expires: 06/30/2019
(Notary Seal)

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EXHIBIT A

Legal Description

A parcel of land more particularly described as follows: Commence at the point where the West line of Selma Street intersects the North right of way of Southern Railway, said point being situated in the Southeast 1/4 of the Northeast 1/4, Section 4, Township 24 North, Range 12 East, Montevallo, Alabama; thence run Northerly along the West right of way of Selma Street 130 feet to the Point of beginning; thence continue along last described course 70.0 feet; thence left 104 degrees 47 minutes 45 seconds and run 210.0 feet; thence left 75 degrees 12 minutes 15 seconds and run 70.00 feet; thence left 104 degrees 47 minutes 45 seconds and run 210.0 feet to the point of beginning. Being situated in Shelby County, Alabama.

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EXHIBIT B

Permitted Encumbrances

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.

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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:	JP Morgan Chase	Grantee's Name:	VanLane LLC
Mailing Address:	1400 East Newport Center Drive Deerfield Beach, FL 33442	Mailing Address:	112 Grant Cir. Calera, AL 35040
Property Address:	119 SELMA RD Montevallo, AL 35115	Date of Sale:	02/05/2016
		Total Purchase Price:	34,500.00

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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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> 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. 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: 2/22/16

Print: Christopher L. Tans

☐ Unattested

[Signature]
(verified by)

Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/22/2016 11:14:10 AM
\$60.50 CHERRY
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[Signature]