

20160601000187950  
06/01/2016 01:51:52 PM  
DEEDS 1/6

**AFTER RECORDING MAIL TO:**  
ServiceLink – Attn: Post close  
1400 Cherrington Parkway  
Moon Township PA 15108  
ORDER# 160069898

**STATUTORY WARRANTY DEED (CORPORATION)**

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**DOCUMENT TITLE**

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209  
(513) 247-9605 Fax: (866) 611-0170 and Thomas Granville  
McCroskey, Esq., Member of the Alabama Bar and licensed to  
practice law in Alabama.

Send Tax Notice to:

RICHARD T. RAY and  
TAMMY RAY  
8085 Highway 26,  
Columbiana, AL 35051

R 160069898

STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama )

)

*KNOW ALL MEN BY THESE PRESENTS:*

Shelby County )

That in consideration of \$40,000.00 (Forty Thousand Dollars and Zero Cents) 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 **RICHARD T. RAY and TAMMY RAY**, husband and wife, (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, *their* heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal this 26 day of May, 2016.

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

By: [Signature] 5/20/16  
Name: **Holly Freedman**  
Title: **Vice President**

NE

**Notary Acknowledgment**

STATE OF OHIO

COUNTY OF FRANKLIN

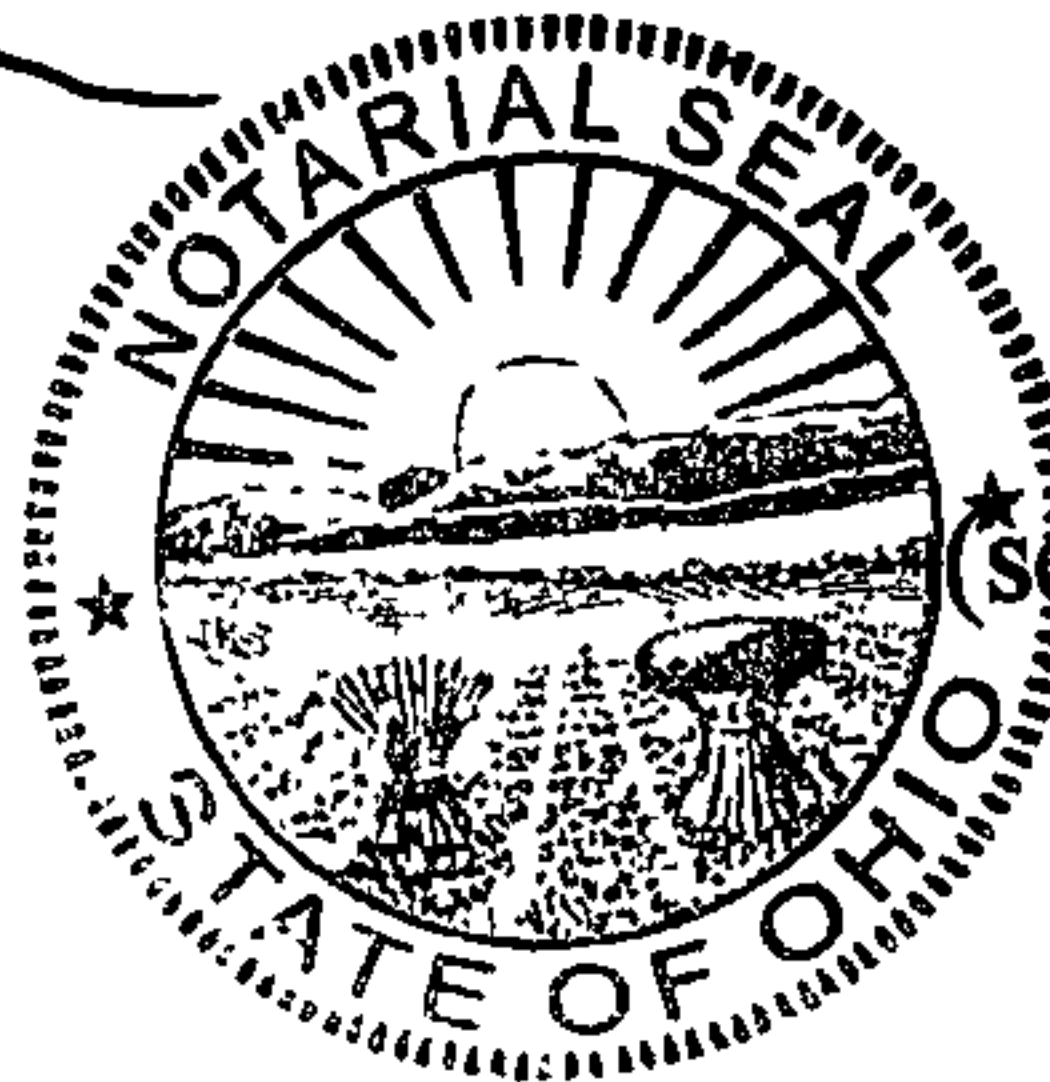
The foregoing instrument was acknowledged before me this May 20, 2016, by Holly Freedman, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. She is personally known to me.

X



Notary Public

Printed Name: Caitin Marquardt



CAITIN MARQUARDT  
Notary Public, State of Ohio  
My Commission Expires 08-10-2019

EXHIBIT A

Legal Description

LOT 5, BLOCK 264, ACCORDING TO A RESURVEY OF LOTS 1 THROUGH 9, BLOCK 264 AND BLOCK 253, ORIGINAL SURVEY OF TOWN OF CALERA, SAID RESURVEY AND MAP BEING RECORDED IN MAP BOOK 3, PAGE 123, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 1818 21ST AVENUE, CALERA, AL 35040

**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.

# Real Estate Sales Validation Form

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

20160601000187950 06/01/2016 01:51:52 PM DEEDS 6/6

Grantor's Name JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION  
Mailing Address 3415 Vision Drive, Columbus, OH  
43219

Grantee's Name RICHARD RAY and TAMMY  
RAY  
Mailing Address 8085 Highway 26, Columbiana,  
AL 35051

Property Address 1818 21ST AVENUE, CALERA,  
AL 35040

Date of Sale 5/20/16  
Total Purchase Price 40,000.00  
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

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 5-26-16

Print Richard T. Ray Tammy Ray

Unattested

  
(verified by)

Sign

   
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/01/2016 01:51:52 PM  
\$69.00 CHERRY  
20160601000187950



Form RT-1