

20160629000226480
06/29/2016 01:22:47 PM
DEEDS 1/5

AFTER RECORDING MAIL TO:
SERVICELINK
1400 CHERRINGTON PARKWAY
CORAOPOLIS, PA 15108

ORDER# 3408357

PARCEL # 03-8-0-001.002.004

STATUTORY WARRANTY DEED (CORPORATION)

NAME OF DOCUMENT

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:

Charles E. Poe
916 Trinity Ct.,
Birmingham, AL 35242

STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama)

) *KNOW ALL MEN BY THESE PRESENTS:*

Shelby County)

That in consideration of \$687,770.00 (Six Hundred Eighty Seven Thousand Seven Hundred Seventy 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 Charles E. Poe, (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.

** SINGLE*

TO HAVE AND TO HOLD to the said Grantee, *his* 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 17th day of June, 2016.

JPMorgan Chase Bank, National Association

By: [Signature] JUN 17 2016

Name: Gayle R Farmer

Title: Vice President

State of Ohio)
Franklin County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gayle R Farmer, 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, [*he/she*], as such officer and with full authority, executed the same voluntarily for and as the act of said National Association.

Given under my hand and official seal this 17th day of June, 2016.



Notary Public Sunseraver Edwards

My Commission expires: 3-16-2019 *GRF*

EXHIBIT A

Legal Description

All that certain parcel of land situate in the County of Shelby and State of Alabama, being described as follows: Lot 4, according to the Amended Map of The Crest at Greystone, as recorded in Map Book 18, Page 17 A, B, C & D in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Robert Jarvis aka Robert J. Jarvis, Jr. and Pamela H. Jarvis to JPMorgan Chase Bank, National Association, as described in Inst 20151123000404450, dated 11/23/2015, recorded 11/23/2015 in Shelby County Records.

Property Address: **1039 Greystone Crest, Birmingham, AL 35242**

GRF

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

Grantor's Name JPMORGAN CHASE BANK,NA
Mailing Address 3415 VISION DR.
COLUMBUS, OH. 43219

Grantee's Name SHARLES E. POE
Mailing Address 916 TRINITY DT.
BIRMINGHAM, AL. 35242

Property Address 1039 GREYSTONE CREST
BIRMINGHAM, AL. 35242

Date of Sale 06/17/2016
Total Purchase Price \$ 687,770.00

or
Actual Value \$

20160629000226480 06/29/2016 01:22:47
PM DEEDS 5/5

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 _____

Print MIKE DUGANICH

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/29/2016 01:22:47 PM
\$714.00 CHERRY
20160629000226480



Form RT-1