

20160804000276430 1/3 \$189.50
Shelby Cnty Judge of Probate, AL
08/04/2016 09:06:42 AM FILED/CERT

WARRANTY DEED

State of Alabama

Send Tax Notice to: JEFF 1, LLC 8300 N.
Mopac Expressway, Suite 200, Austin TX.
78759

Shelby County

Know all men by these presents:

That in consideration of ONE HUNDRED SIXTY EIGHT THOUSAND ONE HUNDRED and No/00

Dollars (\$168,100.00) to the undersigned grantor (whether one or more), in hand paid by the grantee

herein, the receipt whereof is acknowledged, I or we, **Robert C. Morris and Emily E. Morris, husband**

and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **JEFF**

1, LLC, mailing address 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (herein referred to as

grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,

to-wit:

Lot 47, according to the survey of St. Charles Place, Jackson Square, Phase Two, Sector Two, as recorded in Map Book 19, Page 78, in the Probate Office of Shelby County, Alabama, and part of Lot 48 of the same said Subdivision further described as follows: Beginning at the Northwest corner of Lot 48 (Front corner between Lots 47 and 48) and go in a Southerly direction along original property line between the said Lots 47 and 48 for a distance of 131.02 feet to the original Southwest corner of Lot 48 (original rear corner between Lots 47 and 48); thence turn left 124 degrees 32 minutes 06 seconds and go in a Northeasterly direction along the original rear line of Lot 48 for a distance of 10.00 feet; thence turn left 59 degrees 13 minutes 30 seconds and go in a Northerly direction a distance of 125.62 feet to the point of beginning of that part of Lot 48 herein described Subject to Easements, Restrictions, and Rights Of Way of Record.

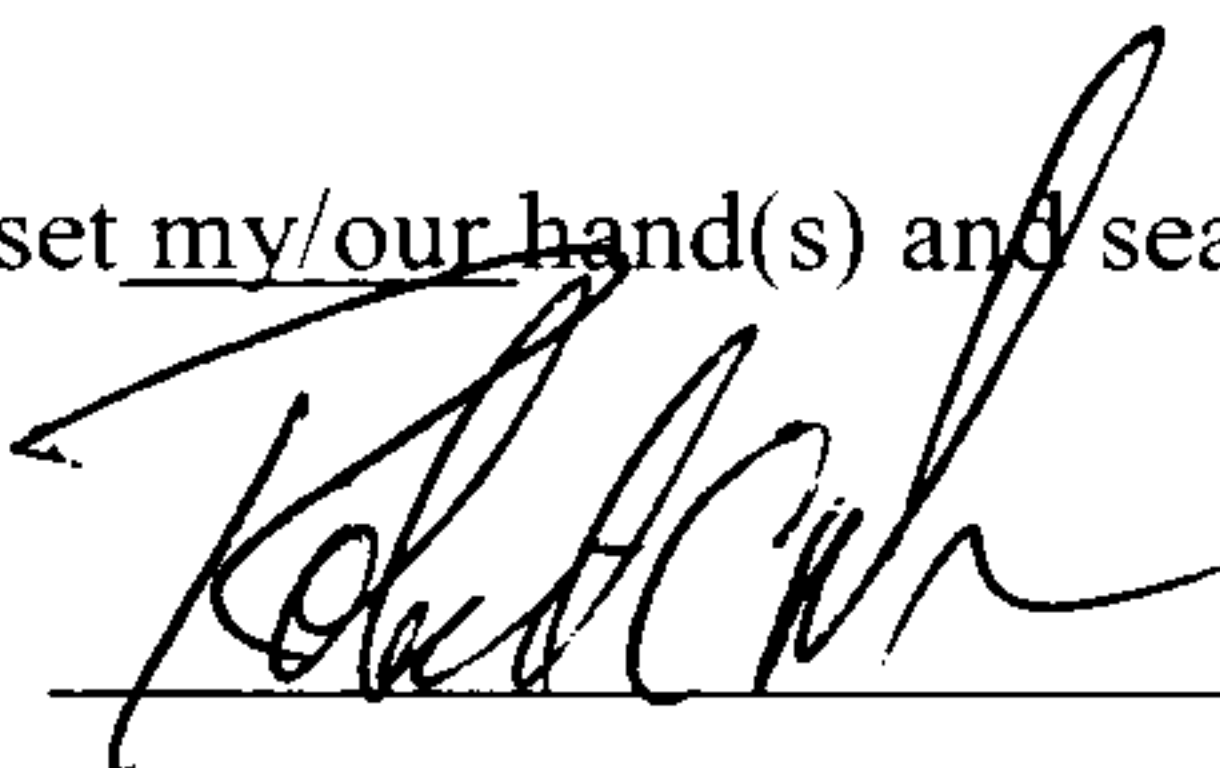
Parcel Number: 13-5-21-2-000-005.029

Shelby County, AL 08/04/2016
State of Alabama
Deed Tax: \$168.50

Property Address: 530 Baronne St., Helena, AL. 35080

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 29th day of July, 2016.



Robert C. Morris



Emily E. Morris

STATE OF Alabama

COUNTY Jefferson

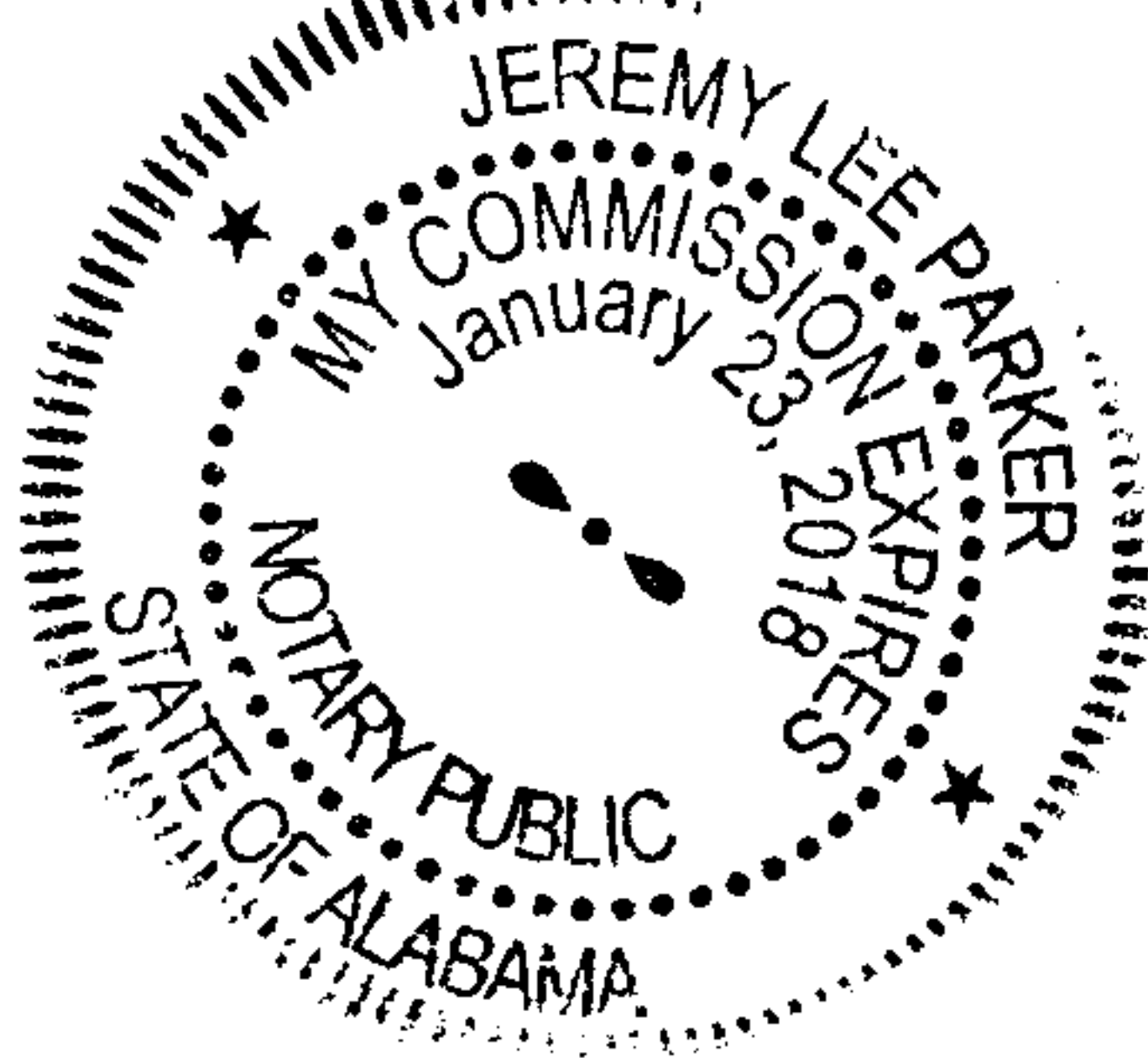


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General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that **Robert C. Morris and Emily E. Morris**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of July, 2016.



NOTARY PUBLIC

MY COMMISSION EXPIRES:

1-23-18

Prepared by:
Parker Law Firm, LLC
Jeremy L Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

Real Estate Sales Validation Form

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

Grantor's Name ROBERT C. & EMILY E. MORRIS
Mailing Address 300 RIVER OAKS CIRCLE
HELENA, LA 35080

Grantee's Name JEFF 1, LLC
Mailing Address 8300 N. Mopac
Expressway, Suite 200
Austin, TX 78759

Property Address 530 BARONNE STREET
HELENA, AL 35080

Date of Sale 7-29-2016
Total Purchase Price \$ 168,100.00

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


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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 Robert C. Morris

☐ Unattested

Sign Robert C. Morris

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1