

20161013000375070 1/6 \$425.00
Shelby Cnty Judge of Probate, AL
10/13/2016 09:28:46 AM FILED/CERT

This instrument was prepared by:
Paul Michael Kemp, Esq.
Access Title, LLC
600 Vestavia Parkway
Shelby Bldg * Ste. 263
Vestavia Hills, AL 35216

Send Tax Notice to:
Jefferson and Tiffany Gann
313 Vineyard Lane
Birmingham, AL 35242

STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama)
) *KNOW ALL MEN BY THESE PRESENTS:*
County of Shelby)

That in consideration of **THREE HUNDRED NINETY-FIVE THOUSAND Dollars (\$395,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE AS SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2007-HY5 TRUST**, a National Association (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **JEFFERSON GANN AND TIFFANY GANN** (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 28th day of Sept, 2016.

U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE,
SUCCESSOR IN INTEREST TO
BANK OF AMERICA, NATIONAL
ASSOCIATION AS TRUSTEE AS
SUCCESSOR BY MERGER TO
LASALLE BANK, NATIONAL
ASSOCIATION AS TRUSTEE FOR
WAMU MORTGAGE PASS-
THROUGH CERTIFICATES
SERIES 2007-HY5 TRUST BY
JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION **Attorney In Fact**

By: Shelley 9-28-16

Name: Sharon Ray

Title: Vice President

3-2-2012

6244 Cahaba Valley Rd
SA

Shelby County, AL 10/13/2016
State of Alabama
Deed Tax: \$395.00

Notary Acknowledgment

STATE OF OHIO

COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this September 28, 2016, by Sharon Ray, the Vice President of *JPMorgan Chase Bank, National Association* as attorney in fact for **U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to Lasalle Bank, National Association as Trustee for WaMu Mortgage Pass-Through Certificates Series 2007-HY5 Trust**. She is personally known to me.

X Henry L. Walters
Notary Public

Printed Name: Henry L. Walters



HENRY L. WALTERS
NOTARY PUBLIC
STATE OF OHIO
COMM. EXPIRES
MAY 11, 2019

6244 Cahaba Valley Rd
Fr

EXHIBIT A

Legal Description

A parcel of land situated in the Northeast Quarter of the Southeast quarter of Section 12, Township 19 South, Range 2 West, and in the Northwest Quarter of the Southwest Quarter of Section 7, Township 19, South Range 1 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast Corner of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Tp 19 S. R 2 W thence run West along the North line thereof for a distance of 498.97 feet to the NE corner of Lot 8, Block 1, Broken Bow subdivision, as recorded in Map Book 7 page 145 in the Probate Office of Shelby County; thence turn an angle to the left of 104 degrees 58 minutes 09 seconds and run in a Southeasterly direction along the Northeast boundary of said subdivision for a distance of 138.62 feet (measured 138.65 feet); thence turn an angle to the left of 28 degrees 19 minutes 29 seconds (measured 28 degrees 19 minutes 30 seconds) and run in a Southeasterly direction along the Northeast boundary of said subdivision for a distance of 188.45 feet (measured 188.38 feet); thence turn an angle to the left of 24 degrees 16 minutes 04 seconds (measured 24 degrees 14 minutes 14 seconds) and run in a Southeasterly direction for a distance of 183 feet (measured 182.84 feet) thence turn an angle to the right of 18 degrees 26 minutes 04 seconds (measured 18 degrees 25 minutes 30 seconds) and run in a Southeasterly direction for a distance of 309 feet (measured 308.93 feet); thence turn an angle to the right of 28 degrees 06 minutes 23 seconds and run in a Southeasterly direction for a distance of 140.68 feet; thence turn an angle to the left of 27 degrees 30 minutes 16 seconds and run in a Southeasterly direction for a distance of 31.04 feet to the Northwest right-of-way line of Cahaba Valley Road; thence turn an angle to the left of 90 degrees (measured 89 degrees 58 minutes) and run in a Northeasterly direction along said right-of-way line for 233.37 feet (measured 233.21 feet); thence turn an angle to the left of 90 degrees (measured 89 degrees 47 minutes 22 seconds) and run in a Northwesterly direction for a distance of 310.27 feet (measured 310.52 feet); to the beginning of a curve to the left having a central angle of 21 degrees 55 minutes 32 seconds and a radius of 130.67 feet; thence run a Northwesterly direction along the arc of said curve for a distance of 50.00 feet; thence turn an angle to the left from tangent of 68 degrees 31 minutes 44 seconds and run in a Southwesterly direction for a distance of 33.06 feet; thence turn an angle to the right of 88 degrees 57 minutes and run in a Northwesterly direction for a distance of 50.50 feet; thence turn an angle to the left of 40 degrees 17 minutes and run in a Westerly direction for a distance of 54.60 feet; thence turn an angle to the right of 131 degrees 51 minutes 48 seconds and run in a Northeasterly direction for a distance of 388.12 feet to the North boundary of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 7, Tp 19 S, R 1 W; thence turn an angle to the left of 134 degrees 47 minutes 56 seconds and run in a Westerly direction along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distances of 166.31 feet (measured 166.42) to the point of beginning. Containing 4.99 acres, more or less.

3-2-2012

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Together with an undivided one-half interest in that certain easement recorded in Real 348, page 869 and more particularly described as follows:

Description of a 20 foot wide easement for ingress and egress situated in the northeast quarter of the southeast quarter of Section 12, Township 18 South, Range 2 West, Shelby County, Alabama, which lies 10 feet to either side of a centerline which is more particularly described as follows:

From the easternmost corner of Lot 4, Block 1, Broken Bow, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, at Map Book 7, Page 245, run thence along the southeast line of Lots 5 and 6 of said Block 1 in a northeasterly direction for a distance of 249.01 feet; thence turn an angle to the right of 118 degrees 45 minutes and run in a southeasterly direction of 183.0 feet; thence turn an angle to the right of 48 degrees 54 minutes 35 seconds and run in a southeasterly direction for a distance of 107.21 feet to the point of beginning of the centerline herein described; thence turn an angle of 59 degrees 31 minutes 32 seconds to the right and run southeast for a distance of 187.99 feet; thence turn an angle of 28 degrees 06 minutes 23 seconds to the right and run southwest for a distance of 140.62 feet; thence turn an angle of 27 degrees 30 minutes 16 seconds to the left and run south for a distance 33.49 feet more or less, to the northwest right of way line of Alabama Highway #119.

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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.

3-2-2012

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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: W5 Bank National
Mailing Address: 3419 Vision Dr
Columbus OH 43219
Property Address: 6244 Cahaba Valley Rd
Birmingham AL 35242

Grantee's Name: Jefferson Cannon & Tiffany Cannon
Mailing Address: 313 Vineyard Lane
Birmingham AL 35242
Date of Sale: 10-7-16
Total Purchase Price: 395,000.00
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 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 is 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: 10-10-16

☐ Unattested
Verified by: _____

Print: Access Title Group, LLC

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

Dawn Collier
FORM RT-1

