

20161014000378380
10/14/2016 03:21:09 PM
DEEDS 1/3

Return To After Recording:
JH2 ENTERPRISES INC
629 Whispering Ridge
Helena, AL 35080
Reference Number: AUC-563082-REO

Mail Tax Statements To:
JH2 ENTERPRISES INC
629 Whispering Ridge
Helena, AL 35080

Prepared By:
Certified Document Solutions
c/o Attorney Bruce Clark
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Tax ID No.:
134204005010000

SPECIAL WARRANTY DEED

2016 THIS SPECIAL WARRANTY DEED, made the 21 day of September,
by MIDFIRST BANK, whose post office address is 999 NW Grand Blvd, Oklahoma City, OK
73118, hereinafter called Grantor, to **JH2 ENTERPRISES INC**, whose post office address is 629 Whispering
Ridge, Helena, AL 35080, hereinafter called Grantee:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this
instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of
corporations.

WITNESSETH: That the Grantors, for and in consideration of the sum of **\$175,000.00** and other valuable
considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases,
conveys and confirms unto the Grantee, all that certain land situated Shelby County, Alabama, viz:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 200 Stonecreek Way, Helena, AL 35080

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights,
privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the
said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

The warranties passing to the Grantee hereunder are limited solely to those matters arising from acts of
the Grantor, its agents or representatives, occurring solely during the period of the Grantor's ownership of the
subject real estate; and that said land is free of all encumbrances, except taxes accruing subsequent to the
current tax year.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender
shall be applicable to all genders.

WITNESS the hands and seal of said Grantor this 21 day of September, 2016.

MidFirst Bank

By [Signature]

Print Name: Blake Corgan

Title: Vice President

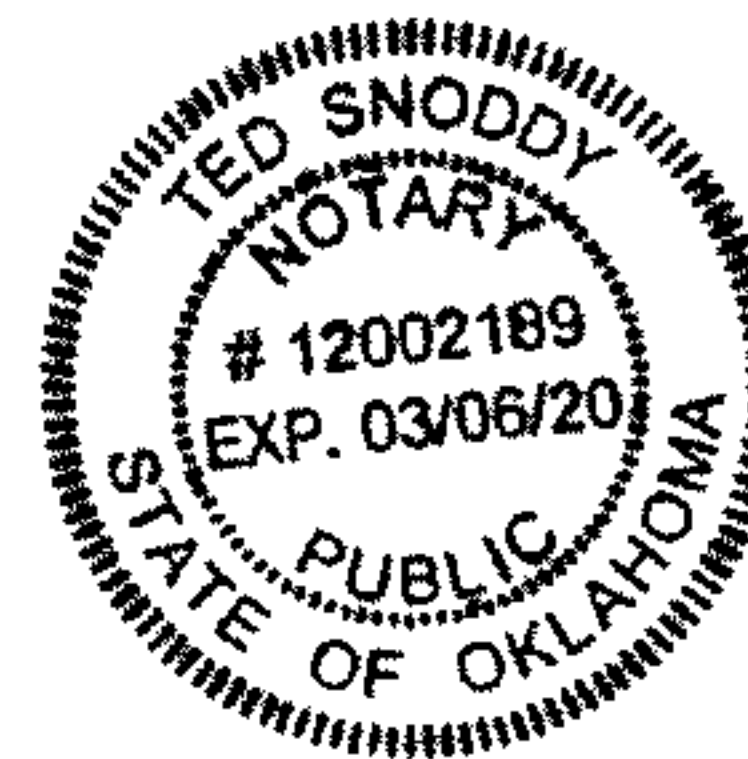
STATE OF Oklahoma

COUNTY OF Oklahoma



The foregoing instrument was acknowledged before me this 21st day of September, 2016 by Blake Corgan, the Vice President (Title of Officer) of MidFirst Bank, a Federally Chartered Savings Association, on behalf of the Institution. In Testimony Thereof, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

[Signature]
Notary Public Ted Snoddy
My Commission Expires: 3/6/20



Total Purchase Price or Fair Market Value: \$175,000.00

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

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

PARCEL I:

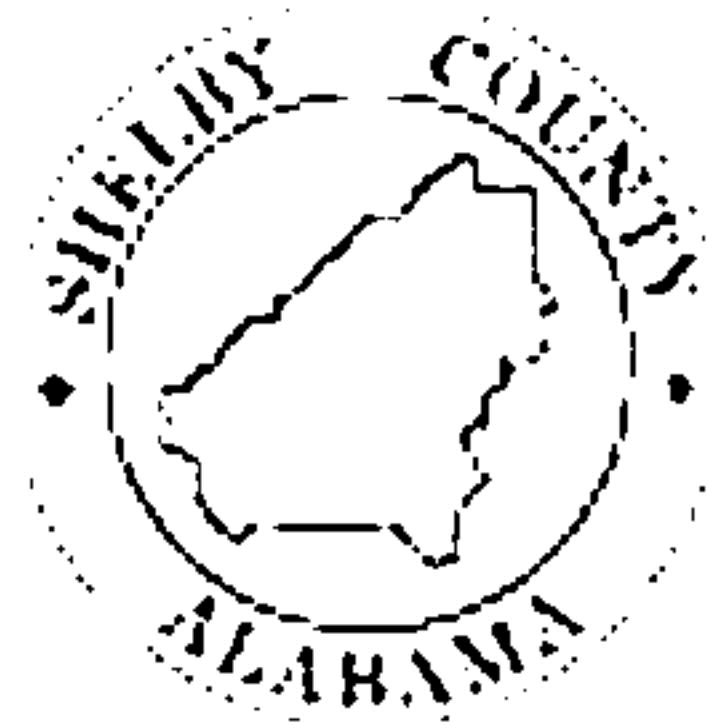
LOT 1510, ACCORDING TO THE SURVEY OF OLD CAHABA IV, SECOND ADDITION, PHASE FOUR, AS RECORDED IN MAP BOOK 33, PAGE 131, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL II:

LOT 1510A, ACCORDING TO THE SURVEY OF OLD CAHABA IV, SECOND ADDITION, PHASE FOUR LAKE ACCESS, AS RECORDED IN MAP BOOK 34, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL ID #134204005010000

THIS BEING THE SAME PROPERTY CONVEYED TO MIDFIRST BANK FROM MIDFIRST BANK, BY RED MOUNTAIN TITLE, LLC AS AUCTIONEER IN A DEED DATED JULY 19, 2016 AND RECORDED JULY 21, 2016 AS INSTRUMENT NO. 20160721000255030.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/14/2016 03:21:09 PM
\$196.00 CHERRY
20161014000378380

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.