



20161202000441260 1/6 \$113.00
Shelby Cnty Judge of Probate, AL
12/02/2016 01:07:18 PM 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:
Bi-Pod Industries, LLC
Attn: David G. Comer
309 Highway 310
Calera, AL 35040

STATUTORY WARRANTY DEED (CORPORATION)

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

That in consideration of **EIGHTY-THREE THOUSAND Dollars (\$83,000.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, a National Association organized under the laws of the United States of America (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **BI-POD INDUSTRIES, LLC** (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, its successors 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 16 day of Nov, 2016.

JPMorgan Chase Bank,
National Association

By:  NOV 16 2016

Name: Vice President

Title: Christie I Partlo

9988

Shelby County, AL 12/02/2016
State of Alabama
Deed Tax: \$83.00



State of Ohio
Franklin County

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Christie I Parto, whose name as Vice President of
JPMorgan Chase Bank, National Bank, a National Association
organized under the laws of the United States of America, 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 16 day of NOV, 2014

Henry L. Walters
Notary Public Henry L. Walters
My Commission expires: 5-11-2019
HLW



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

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EXHIBIT A

Legal Description

Lot 105, according to the Survey of Hidden Forest, as recorded in Map Book 35, Page 117, in the Probate Office of Shelby County, Alabama.

3-2-2012

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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.



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3-2-2012

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I have read this notice and received a printed copy of this notice for my records:

BUYER:

SELLER:

Bi-Pod Industries, LLC

JPMorgan Chase Bank, National Association

By


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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: JP Morgan Chase Bank
 Mailing Address: 3415 Vision Dr
Columbus, OH 43219
 Property Address: 2038 Hidden Forest Lane
Montevello, AL

Grantee's Name: BI-Pod Industries, LLC
 Mailing Address: 309 Hwy 310
Calera, AL 35040
 Date of Sale: 11/22/16
 Total Purchase Price: _____
 Or \$83,000
 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
X 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: 11/22/16
 _____ Unattested Dawn Miller
 Verified by: _____

Print: Access Title Group, LLC

Sign: _____
 (Grantor/Grantee/Owner/AGENT) circle one

FORM RT-1



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