

SEND TAX NOTICE TO:

George H. Suarez and Kristin M. Suarez
224 Sterling Gate Lane
Alabaster, AL 35007

This instrument prepared by:

Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive, Suite 230
Hoover, AL 35226



20161222000467760 1/3 \$36.00
Shelby Cnty Judge of Probate, AL
12/22/2016 02:30:04 PM FILED/CERT

CORPORATE WARRANTY DEED

State of Alabama)

) KNOW ALL MEN BY THESE PRESENTS:

Shelby County)

That in consideration of **Three Hundred and Eleven Thousand, Seven Hundred Fifty Dollars and No Cents (\$311,750.00)**, and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **JEBCO, Inc., an Alabama corporation** (hereinafter referred to as the "Grantor" whether one or more), grants, bargains, sells and conveys unto **George H. Suarez and Kristin M. Suarez** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 31 according to map of Sterling Gate, Sector 2, Phase 2 as recorded in Map Book 36 Page 86 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the years 2017, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

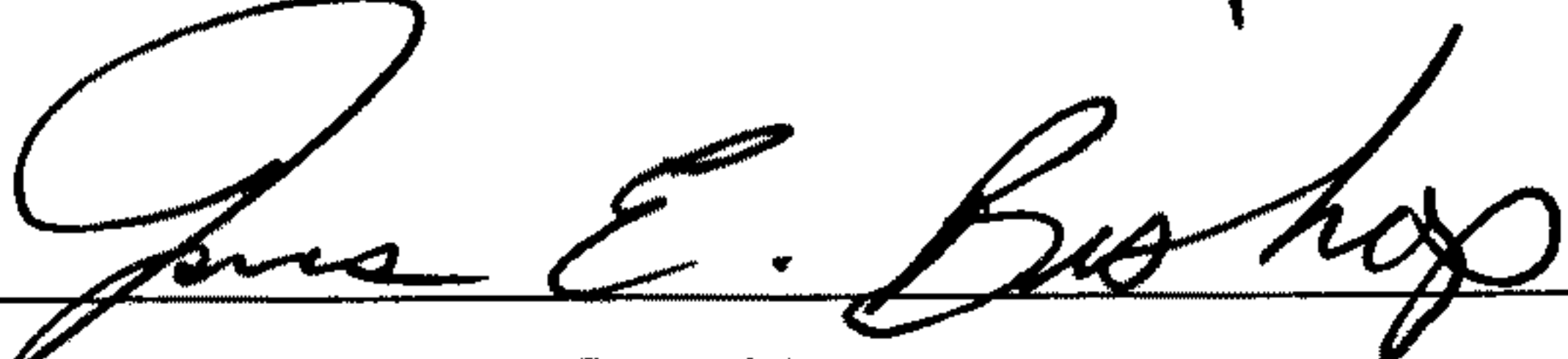
\$297,000.00 of the above purchase price was paid for with mortgage(s) executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

And we do for ourselves and for our successors and/or assigns covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and for our successors and/or assigns 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, we have hereunto set our hands and seals, this the **16th day of December, 2016.**

JEBCO, Inc.

 (SEAL)
By: **James E. Bishop, President**

Shelby County, AL 12/22/2016
State of Alabama
Deed Tax: \$15.00

State of Alabama)
)
Jefferson County)

Corporate Acknowledgment

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **James E. Bishop, President of JEBCO, Inc.** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, executed the same voluntarily for and as the act of the corporation on the day the same bears date.

Given under my hand and official seal this the **16th day of December, 2016.**

(SEAL)

FRANK STEELE JONES
Notary Public, Alabama State At Large
My Commission Expires March 14, 2019



Notary Public
My Commission Expires: 3/14/2019

FILE NO: 2016275



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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 Jebco, Inc.
Mailing Address 500 Southland Dr.
Hoover, AL 35224

Grantee's Name George & Kristin Suarez
Mailing Address 224 Sterling Gate LN
Alabaster, AL 35007

Property Address 224 Sterling Gate LN
Alabaster AL 35007

Date of Sale 12/16/16
Total Purchase Price \$ 311,750.00


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 12/16/16

Print Frank Steele Jones Suzanna Brooke Deaton

Sign Suzanna Brooke Deaton
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1