

**WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Venture Holdings, LLC  
1012 Lake Heather Road  
Birmingham, AL 35242

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Three Hundred Thousand and no/100 Dollars (\$300,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **TOMMY JACKSON, a married man** (herein referred to as Grantor) grant, bargain, sell and convey unto **VENTURE HOLDINGS, LLC** (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

**This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 20th day of December, 2016.

  
\_\_\_\_\_  
**TOMMY JACKSON**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**


I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **TOMMY JACKSON**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December, 2016.

B. CHRISTOPHER BATTLES  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
February 22, 2017

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 02/22/2017

Shelby County, AL 01/12/2017  
State of Alabama  
Deed Tax: \$300.00

  
20170112000016870 1/3 \$321.00  
Shelby Cnty Judge of Probate, AL  
01/12/2017 01:52:58 PM FILED/CERT

## EXHIBIT "A"

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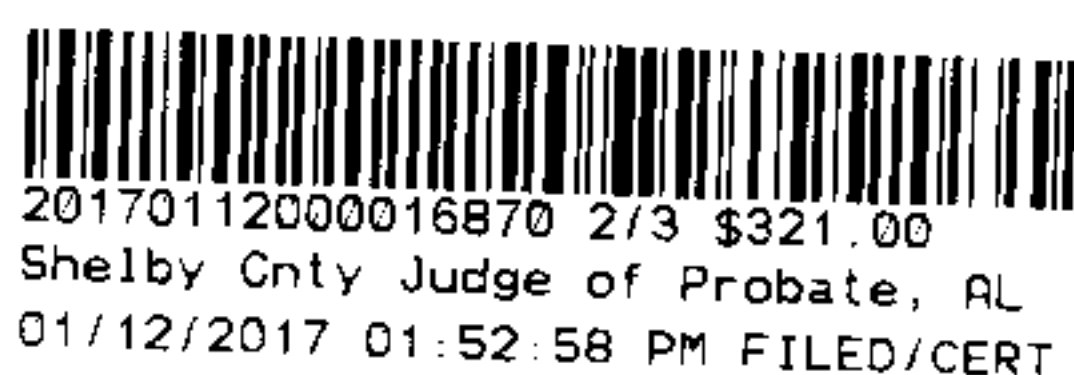
Lots 1 and 3, according to the Survey of Stone Briar, as recorded in Map Book 38, Page 108, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Less and except:

A part of Lot 1, according to the survey of Stone Briar as recorded in Map Book 38, Page 108, in the Probate Office of Shelby County, Alabama; more particularly described as: A parcel of land situated in the SW ¼ of Section 33, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: begin at the Southeast corner of Lots 21A, Resurvey of Lots 21 and 22 of the Glen at Greystone Sector Three, as shown on the map or plat thereof, recorded in Map Book 22, Page 139, in the Office of the Judge of Probate, Shelby County, Alabama, run thence North 19 degrees 27 minutes 03 seconds East (assumed bearings) along the Easterly boundary thereof for a distance of 81.18 feet; thence leaving said boundary, south 07 degrees 53 minutes 15 seconds West for a distance of 57.82 feet; thence South 44 degrees 44 minutes 27 seconds West for a distance of 27.13 feet to the point of beginning, being situated in Shelby County, Alabama.

**PARCEL NUMBER: 03-8-33-0-001-001.058 (Lot 1)**

**PARCEL NUMBER: 03-8-33-0-001-001.060 (Lot 3)**



Real Estate Sales Validation Form

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

Grantor's Name	Tommy Jackson	Grantee's Name	Venture Holdings, LLC
Mailing Address	119 Swan Lake Cr Birmingham, AL 35242	Mailing Address	1012 Lake Heather Rd Birmingham, AL 35242
Property Address	1000 & 1008 Stone Briar Ln Hoover, AL 35242	Date of Sale	12/20/2016
		Total Purchase Price \$	300,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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 B. CHRISTOPHER BATTLES
Unattested	Sign
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

