

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Sean P. Brady
121 Chesser Loop Road
Chelsea, AL 35043

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

20170321000094920

03/21/2017 02:00:07 PM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED SEVENTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$279,900.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **JaG INVESTMENT STRATEGIES, LLC, an Alabama limited liability company, by its Managing Member, James F. Williams** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **SEAN P. BRADY** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 62A-2, according to the Final Plat of the Resubdivide of Lot 62A of Blumenreich Resurvey recorded in Map Book 47, Page 35, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Chesser Plantation as recorded in Instrument 2002/10788, First Amendment to Declaration as recorded in Instrument 20070515000227970, in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereafter referred to as the "Declaration").

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$270,103.00 of the above-recited purchase price was paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantee, and with his heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 20th day of March, 2017.



JaG INVESTMENT STRATEGIES, LLC
By its Managing Member, James F. Williams

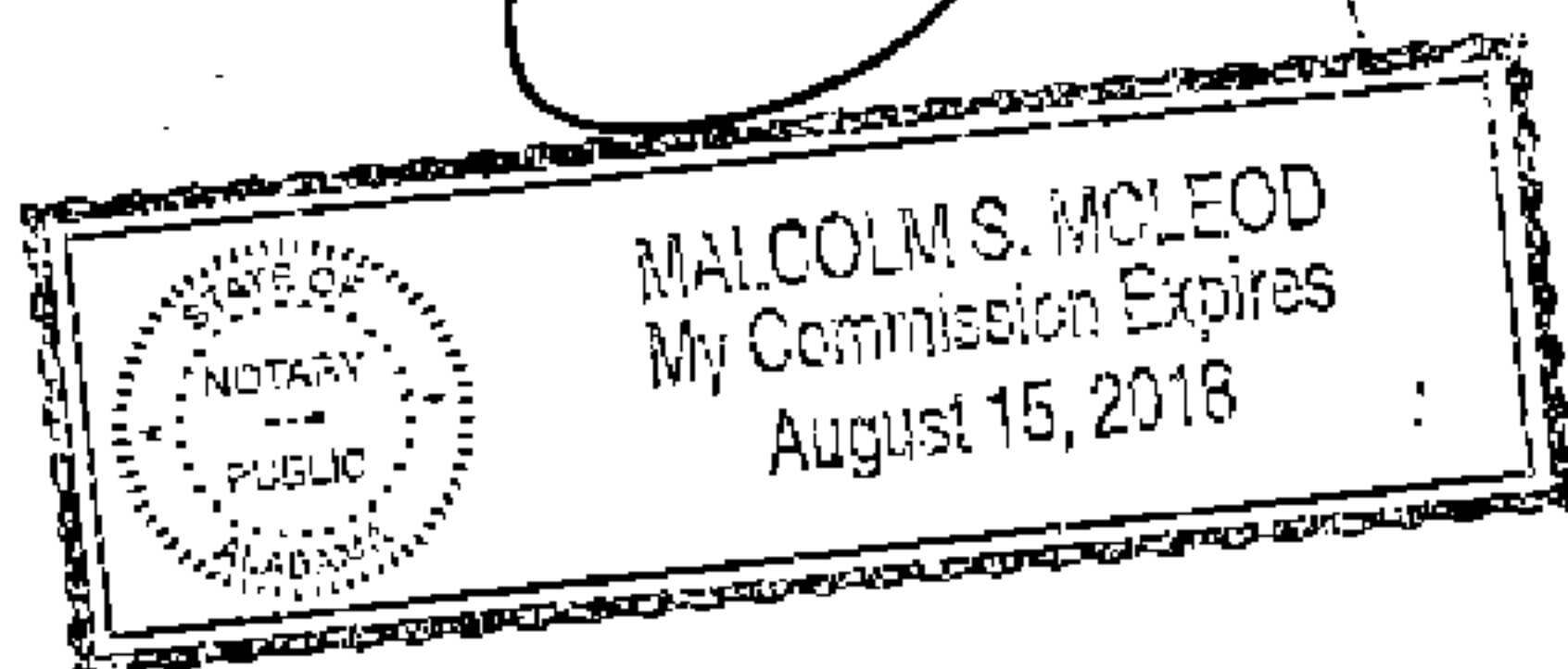
STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JAMES F. WILLIAMS, Managing Member of JaG INVESTMENT STRAGIES, LLC**, an Alabama limited liability company, 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 instrument, he, as such member, and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of March, 2017.



NOTARY PUBLIC
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name JAG INVESTMENT STRATEGIES,
LC

Grantee's Name SEAN P. BRADY

Mailing Address 121 CHESSER LOOP ROAD
CHELSEA, AL 35043

Mailing Address 121 CHESSER LOOP ROAD
CHELSEA, AL 35043

Property Address 121 CHESSER LOOP ROAD
CHELSEA, AL 35043

Date of Sale March 20, 2017

Total Purchase Price \$279,900.00

or

Actual Value \$

or

Assessor's Market Value \$

20170321000094920 03/21/2017 02:00:07 PM DEEDS 3/3

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 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 March 20, 2017

Print Malcolm S. McLeod

 Unattested

Sign Malcolm S. McLeod / MM

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

File 170253



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/21/2017 02:00:07 PM
\$31.00 CHERRY
20170321000094920

James W. Fuhrmeister

Form RT-1
Alabama 08/2012 LSS