

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
GREYSTONE TITLE, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

Send Tax Notice to:
Venture South, LLC
1401 Doug Baker Blvd., Suite 107-206
Birmingham, AL 35242

STATE OF ALABAMA)
)
SHELBY COUNTY)

GENERAL WARRANTY DEED

That in consideration of NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$95,000.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned **MARY M. JERNIGAN, a widowed woman**, has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **VENTURE SOUTH, LLC**, an Alabama limited liability company, (hereinafter referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 213, according to the Map of Chandalar South, First Sector, as recorded in Map Book 6, Page 146, in the Office of the Judge of Probate of Shelby County, Alabama.

MARY M. JERNIGAN is the surviving Grantee of that instrument recorded in Book 358, Page 500. The other Grantee DAVID L. JERNIGAN having passed away on or about March 30, 2017.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantor does hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto **VENTURE SOUTH, LLC**, its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's dissolution, the entire interest in fee simple shall pass to the successors and assigns of

the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, **MARY M. JERNIGAN** has caused this conveyance to be executed and her seal affixed this the 17th day of May, 2017.


MARY M. JERNIGAN

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **MARY M. JERNIGAN** signed the foregoing general warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17th day of May, 2017.




Notary Public

My commission expires: 9/14/2020

Real Estate Sales Validation Form

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

Grantor's Name Mary M. Jernigan
Mailing Address 491 Deer Creek Road
1100, TN 37096
Linden

Grantee's Name Venture South, LLC
Mailing Address 1401 Doug Baker Blvd., Suite 107-206
Birmingham, AL 35242

Property Address 2512 Hamilton Circle
Pelham, AL 35124

Date of Sale 5/17/2017
Total Purchase Price \$ 95,000.00
or
Actual Value \$

20170517000171740 05/17/2017 02:15:00 PM DEEDS 3/3 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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 5/17/17

Print Mary M Jernigan

Unattested

Sign Mary M Jernigan

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/17/2017 02:15:00 PM
\$116.00 CHERRY
20170517000171740

(verified by)

[Signature]

Form RT-1