

This Instrument was Prepared by:

Send Tax Notice To: JaG Investment Strategies, LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-17-24032

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifteen Thousand Dollars and No Cents (\$15,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Rickey Brasher, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JaG Investment Strategies, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**Property constitutes no part of the homestead of the Grantor herein or his spouse.**

**\$0** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of August, 2017.

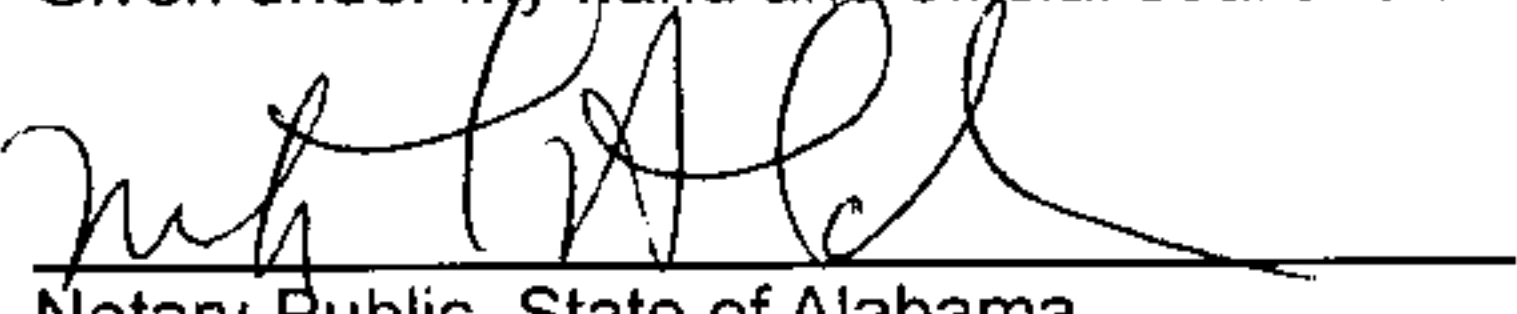
  
\_\_\_\_\_  
Rickey Brasher

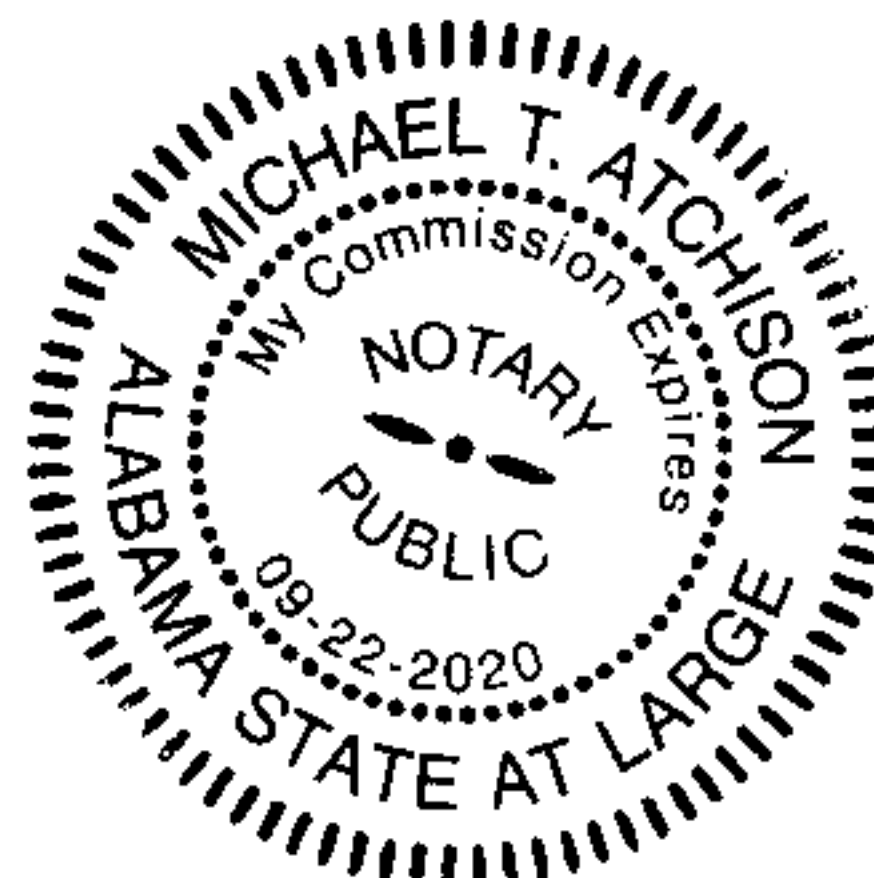
State of Alabama

County of Shelby


I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Rickey Brasher, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of August, 2017.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020



Shelby County, AL 08/29/2017  
State of Alabama  
Deed Tax: \$15.00

  
20170829000314870 1/3 \$36.00  
Shelby Cnty Judge of Probate, AL  
08/29/2017 12:34:19 PM FILED/CERT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Part of the NE 1/4 of the NW 1/4 of Section 29, Township 19, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said 1/4-1/4 Section and run thence North along the West line of said 1/4-1/4 Section a distance of 200 feet to the point of beginning; thence continue North along the West line of said 1/4-1/4 Section a distance of 200 feet; thence East and parallel with the South line of said 1/4-1/4 section a distance of 164 feet; thence South and parallel with the West line of said 1/4-1/4 section a distance of 200 feet; thence West and parallel with the South line of said 1/4-1/4 section a distance of 164 feet to the point of beginning.



20170829000314870 2/3 \$36.00  
Shelby Cnty Judge of Probate, AL  
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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	Rickey Brasher	Grantee's Name	JaG Investment Strategies, LLC
Mailing Address	<u>8379 old Hwy 280</u> <u>Chelsea, AL 35043</u>	Mailing Address	<u>3419 ALTA VISTA DR</u> <u>CHELSEA, AL 35043</u>
Property Address	<u>174 Highway 101</u> <u>Sterrett, AL 35147</u>	Date of Sale	<u>August 28, 2017</u>
		Total Purchase Price	<u>\$15,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>XX</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 of 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 August 24, 2017

Print Rickey Brasher

Unattested

Sign Rickey Brasher

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20170829000314870 3/3 \$36.00  
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Form RT-1