

PEL1700687

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STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR and in CONSIDERATION OF **ONE HUNDRED SIX THOUSAND DOLLARS AND NO/100 CENTS (\$106,000.00)** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **U.S. BANK NATIONAL ASSOCIATION**, whose mailing address is 200 South Sixth St., Minneapolis, MN 55402, (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **JH2 ENTERPRISES INC, AN ALABAMA CORPORATION**, whose mailing address is 629 Whispering Ridge, Helena, AL 35080, (hereinafter referred to as the "Grantee") the following described real estate situated in the County of **SHELBY**, State of Alabama.

Lot 11, according to the Survey of Kenton Brandt Nickerson recorded in Map Book 5, Page 53, Shelby County, Alabama records.

Parcel Number: 23 2 03 1 001 026.000

Prior instrument reference: **Document No. 20161122000430060** of the Public Records of the District Recorder of **SHELBY County, State of Alabama.**

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this October 18th, 2017.

U.S. BANK NATIONAL ASSOCIATION

By: 

Print Name: Jennifer Johnson

Title: Officer

State of Minnesota

County of Hennepin

I, Jane F. Byrkit, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Jennifer Johnson, whose name as Officer (title) of U.S. BANK NATIONAL ASSOCIATION, a corporation, 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 above and foregoing conveyance, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said corporation on the same day bears date.

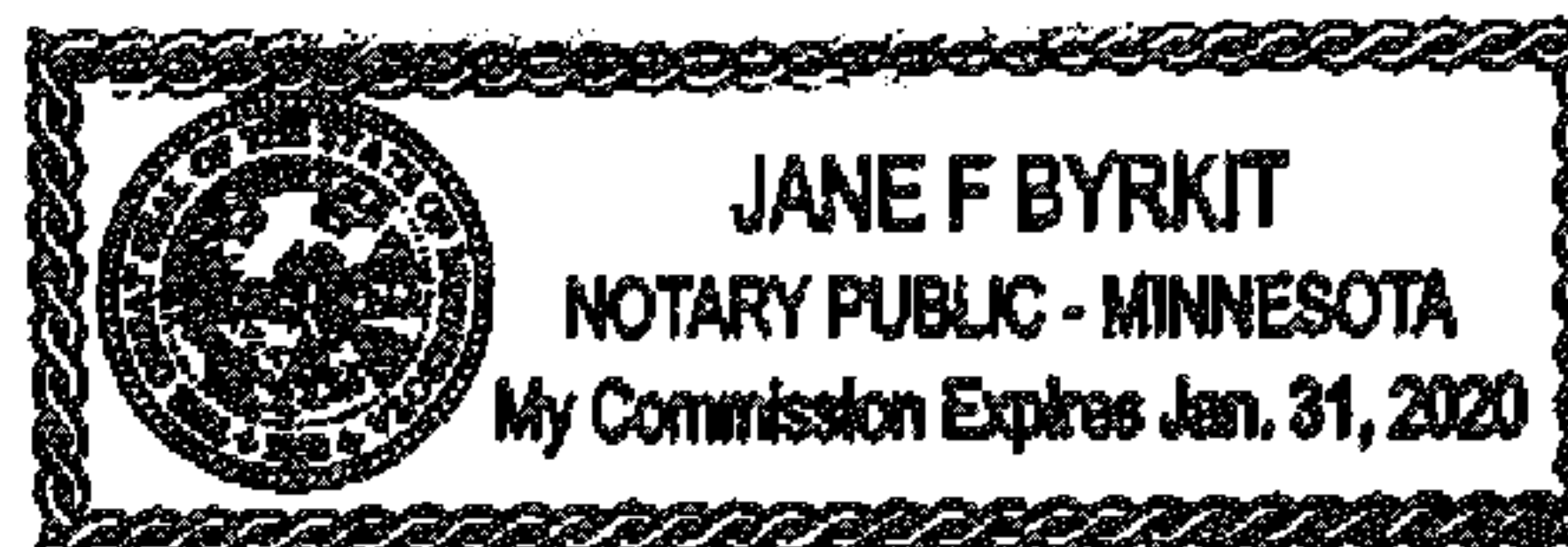
Given under my hand (and official seal of office) this 18th day of October, 2017.


Notary Public

My commission expires: Jan. 31, 2020

PREPARED BY: EBC Law
LYNN BYRD
PO BOX 44
MONROEVILLE, AL 36461

SEND FUTURE TAX BILLS TO:
JH2 ENTERPRISES INC
629 WHISPERING RIDGE
HELENA, AL 35080



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name U.S. Bank National Association
 Mailing Address 200 South Sixth Street
Minneapolis, MN 55402

Grantee's Name JH2 Enterprises, Inc.
 Mailing Address 629 Whispering Ridge
Helena, AL 35080

Property Address 1317 2nd Avenue SW
Alabaster, AL 35007

Date of Sale 11/10/17
 Total Purchase Price \$ 106,000.00

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)

☐ 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 11/10/17

Print Courtney Snow

Unattested

Sign

Courtney Snow
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/14/2017 07:55:09 AM
 \$127.00 CHERRY
 20171114000410800

James W. Fuhrmeister

Form RT-1