

20171121000419940
11/21/2017 08:15:55 AM
DEEDS 1/5

PEL1700695
This instrument was prepared by: BC Law
LYNN BYRD
PO BOX 44
MONROEVILLE, AL 36461

Send Tax Notice to:
JENNIFER LYNN NEWBY
3431 STROLLAWAY DRIVE
HOOVER, AL 35226

STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama)
)
SHELBY County) *KNOW ALL MEN BY THESE PRESENTS:*

That in consideration of One Hundred Forty-Five Thousand and 00/100 Dollars (\$145,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, whose mailing address is 3415 VISION DRIVE, COLUMBUS, OH 43219-6009 (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **JENNIFER LYNN NEWBY, A SINGLE PERSON**, whose mailing address is 3431 STROLLAWAY DRIVE, HOOVER, AL 35226 (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

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

IN WITNESS WHEREOF, the said Grantor, by its Vice President
who is authorized to execute this conveyance, has hereto set its signature and seal this 9th day of
November, 2017.

JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION

By: *Chauncia E Anderson* NOV 09 201

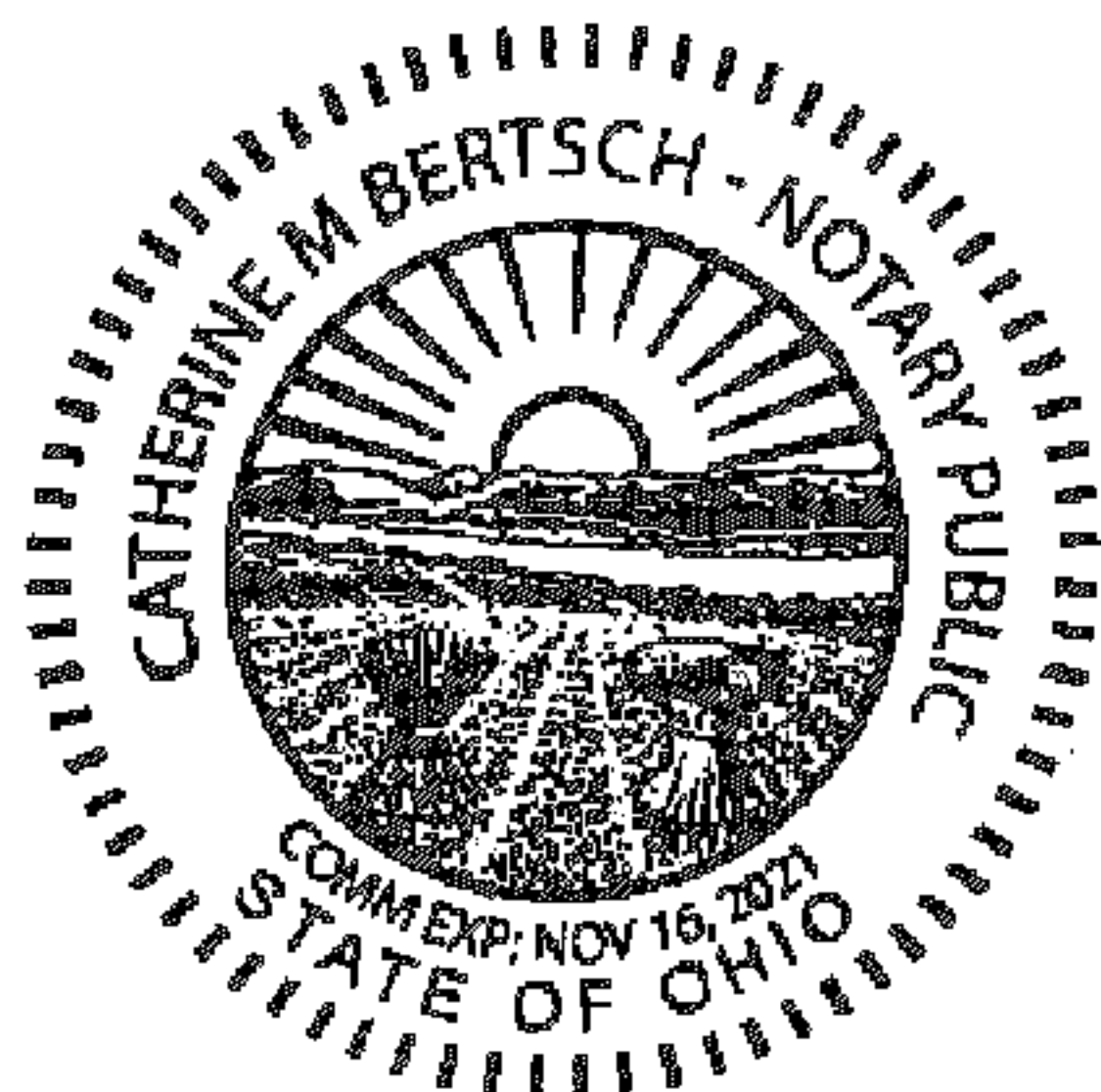
Name: Chauncia E Anderson

Title: Vice President

State of Ohio
Franklin County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that Chauncia E Anderson, whose name as Vice President of JPMORGAN
CHASE BANK, NATIONAL ASSOCIATION, a national association, is signed to the foregoing
instrument, and who is known to me, acknowledged before me on this day, that, being informed of the
contents of the instrument, he/she, as such officer and with full authority, executed the same voluntarily for
and as the act of said corporation.

Given under my hand and official seal this 9 day of November, 2017.



Catherine M. Bertsch
Notary Public Catherine M. Bertsch
My Commission expires: Nov 16, 2021

EXHIBIT A

Legal Description

Lot 2, Block 5, according to a survey of the first addition to Indian Hills, Second Sector, as it is recorded in Map Book 5, at Page 7, in the Office of the Judge of Probate of Shelby County, Alabama.

EXHIBIT B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.

Real Estate Sales Validation Form

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

Grantor's Name	JPMorgan Chase Bank, N.A.	Grantee's Name	Jennifer Lynn Newby
Mailing Address	3415 Vision Drive	Mailing Address	3431 Strollaway Drive
	Columbus, OH 43219-6009		Hoover, AL 35226
Property Address	1715 Burningtrees Drive	Date of Sale	11/17/17
	Pelham, AL 35124	Total Purchase Price	\$ 145,000.00
		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 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).

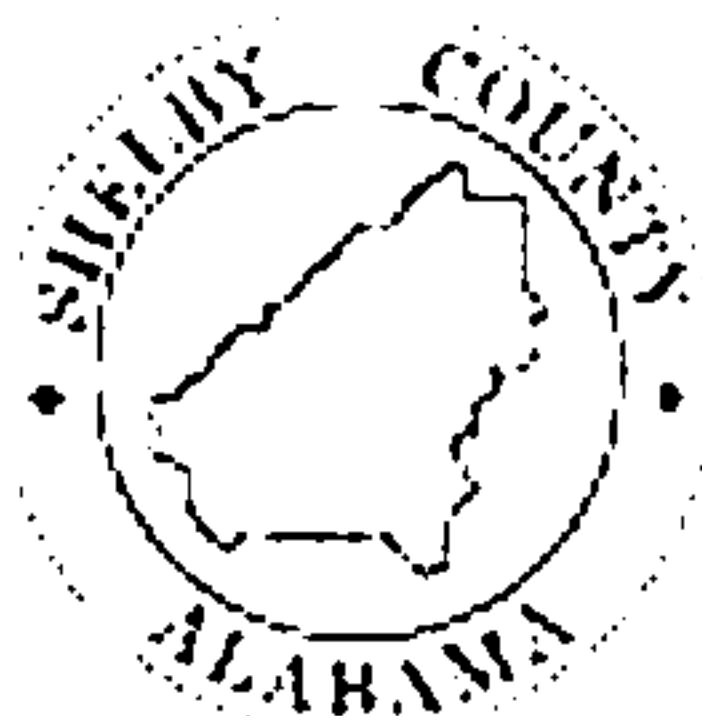
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/17/17Print Courtney SnowUnattestedSign Courtney Snow

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/21/2017 08:15:55 AM
 \$172.00 CHERRY
 20171121000419940