

20171201000430550
12/01/2017 10:05:03 AM
DEEDS 1/3

Send tax notice to:
JH2 Enterprises, Inc.
629 Whispering Ridge
Helena, AL 35080
File No. PEL1700732

This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Five Thousand and 00/100 Dollars (\$265,000.00) in hand paid to the undersigned, **Edwin Dale Overstreet, a married man, individually and as devisee and Personal Representative of the Estate of Nora O. Boyett, deceased, Shelby County Probate Case No. 2017-000526** (hereinafter referred to as "Grantors"), by JH2 Enterprises Inc. , (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the map and survey of Spring Garden Estates, Second Sector, as recorded in Map Book 5, Page 12, in the Probate Office of Shelby County, Alabama.

The property being conveyed herein does not constitute the homestead of the Grantor, nor the homestead of the Grantor's spouse.

Nora O. Boyett was the surviving Grantee in that certain deed recorded in Book 252, Page 94, in the Probate Office of Shelby County, Alabama; the other Grantee, James H. Boyett having died on or about the 18th day of February, 2008.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

The Grantor does for himself, their heirs and assigns, covenant with Grantee, its heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs,

executors, administrators shall warrant and defend the same to the said Grantees, its heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, its heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his signature and seal on this, the 30th day of November, 2017.

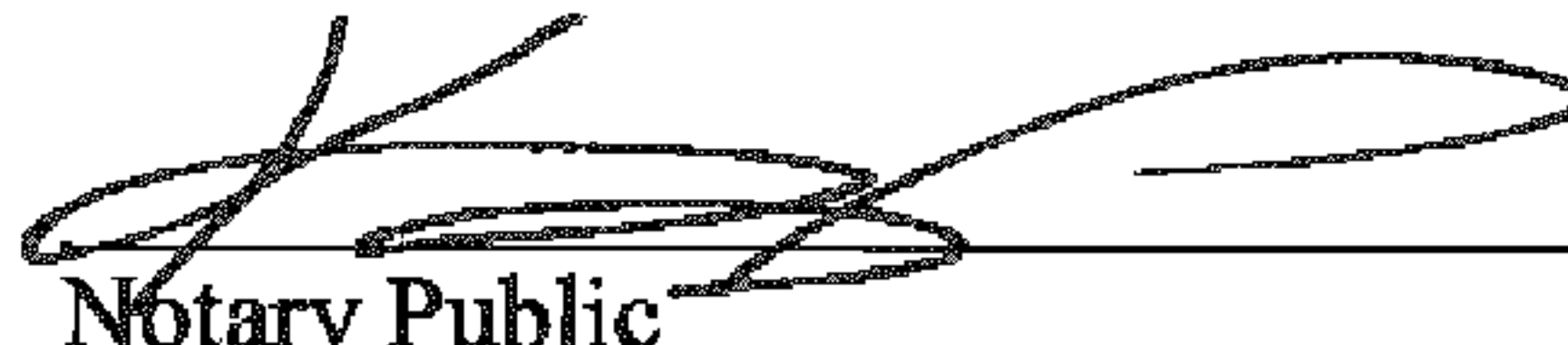


Edwin Dale Overstreet, individually and as devisee and Personal Representative of the Estate of Nora O. Boyett, deceased Shelby County Probate Case No. 2017-000526

STATE OF Alabama,
COUNTY OF Shelby;

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edwin Dale Overstreet, individually and as devisee and Personal Representative of the Estate of Nora O. Boyett, 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 said instrument, he, individually and in his capacity as such devisee and Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 30th day of November, 2017.

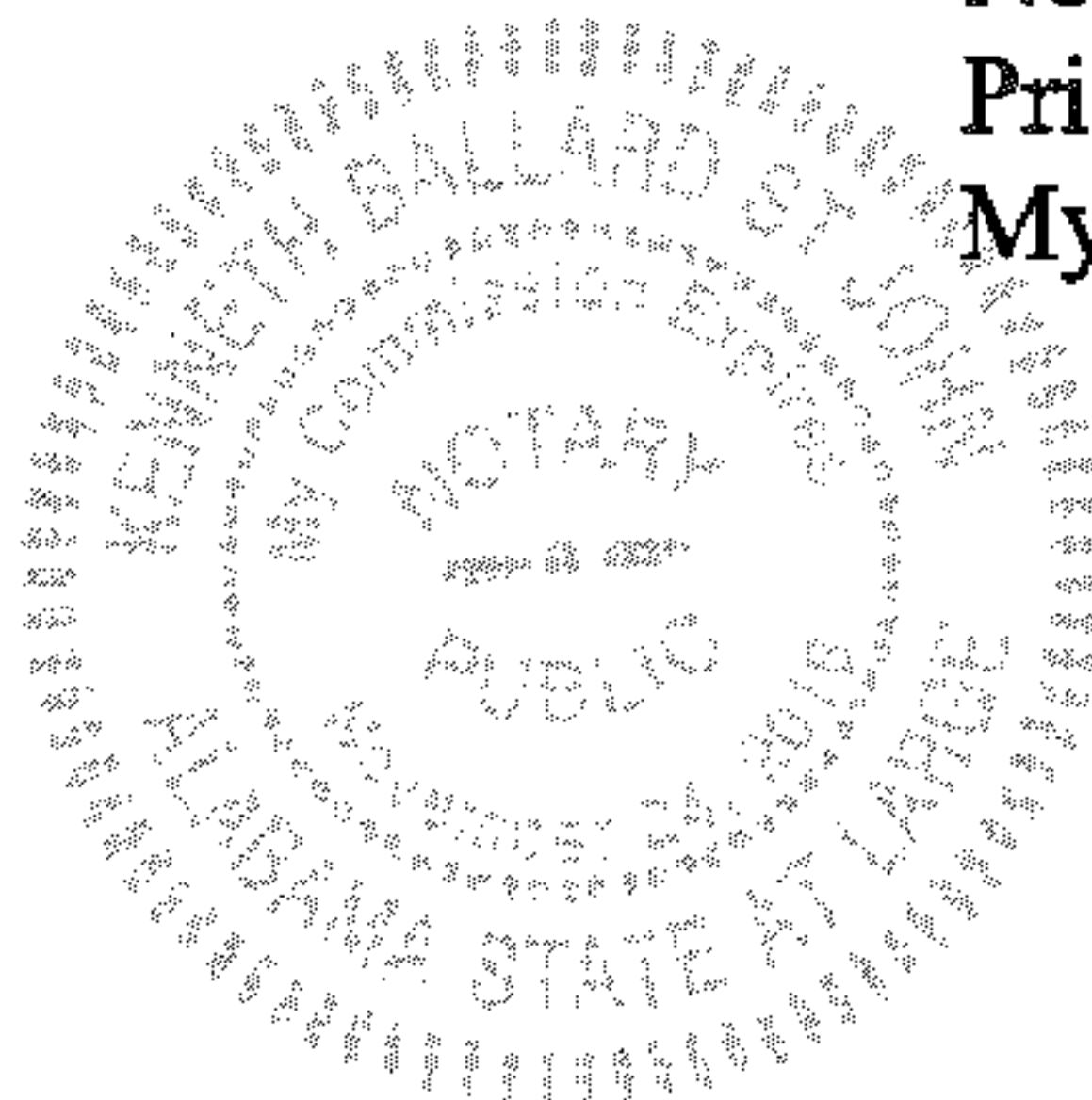


Notary Public

Printed Name: Kenneth Ballard St. John

My Commission Expires: 11/24/2018

[NOTARIAL SEAL]



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>Edwin Dale Overstreet</u>	Grantee's Name	<u>JH2 Enterprises, Inc.</u>
Mailing Address	<u>234 Hobb Ridge Road</u>	Mailing Address	<u>629 Whispering Ridge</u>
	<u>Dunlap, TN 37327</u>		<u>Helena, AL 35080</u>
Property Address	<u>1711 Cahaba Valley Road</u>	Date of Sale	<u>11/30/17</u>
	<u>Indian Springs, AL 35124</u>	Total Purchase Price	<u>\$ 265,000.00</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)

☐ 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 11/30/17Print Courtney Snow

Unattested
(verified by)

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2017 10:05:03 AM
\$286.00 CHERRY
20171201000430550

Form RT-1