

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:

JaG Investment Strategies, L.L.C.
349 Alta Vista Drive
Chelsea, AL 35043

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF JEFFERSON)

20171213000443810

12/13/2017 08:06:53 AM

DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Fourteen Thousand Nine Hundred & NO/100 (\$14,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned **Lee Alabama, LLC**, it successors and assigns (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **JaG Investment Strategies, L.L.C.** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 3, according to the Final Plat of Glenstone Cottages as recorded in Map Book 38, Page 48, in the Probate Office of Shelby County, Alabama.

\$0 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the GRANTOR except as set forth hereinabove.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 7th day of December, 2017.

Lee Alabama, LLC



By: Paul B. Lee

Its: Manager

STATE OF Alabama
COUNTY OF Telfer

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Paul B. Lee** whose name as **Manager** of **Lee Alabama, LLC**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such **Manager** and with such authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of December, 2017.



NOTARY PUBLIC:

My Commission Expires: 9-13-20



Real Estate Sales Validation Form

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

| | | | |
|------------------|---------------------------|----------------------------|--------------------------------|
| Grantor's Name | Lee Alabama, LLC | Grantee's Name | JaG Investment Strategies, LLC |
| Mailing Address | 705 Meeks Road | Mailing Address | 349 Alta Vista Drive |
| | Oakland, KY 42159 | | Chelsea, AL 35043 |
| Property Address | Lot 3, Glenstone Cottages | Date of Sale | 12/07/2017 |
| | | Total Purchase Price \$ | 14,900.00 |
| | | 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 type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" 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 12/11/17

Print Jeff W. Parmer

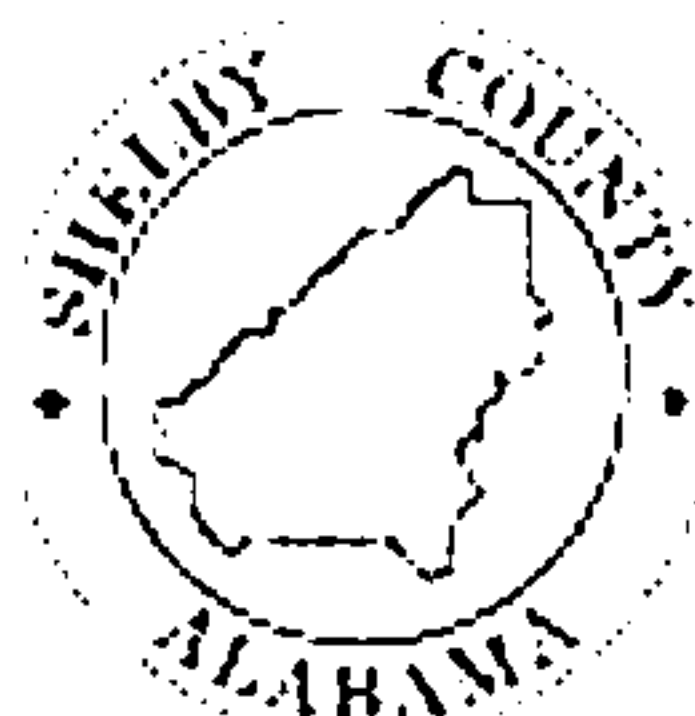
Unattested

Sign

(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
 12/13/2017 08:06:53 AM
 \$36.00 DEBBIE
 20171213000443810