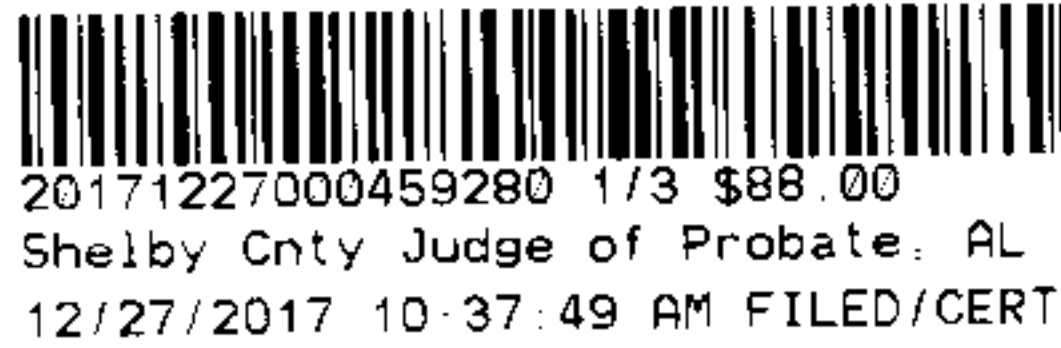


This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080



Send Tax Notice to:
J & J Properties, LLC
136 Mulberry Lane
Shelby, AL 35143

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIXTY SEVEN THOUSAND (\$67,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **ECO Credit Union**, an Alabama Non-Profit Corporation (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **J & J Properties, LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 9, in Block 1, according to "Arden Subdivision" of the town of Montevallo, as recorded in Map Book 3, Page 64, in the Probate Office of Shelby County, Alabama. Also, all that part of the Northwest ¼ of Southeast ¼ of Section 21, Township 22 South, Range 3 West that lies North of the North line of Lot 9 in Block 1, according to Arden Subdivision to town of Montevallo, as recorded in Map Book 3 on Page 64 and South of the North line of the Northwest ¼ of Southeast ¼ of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate: that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the

22 day of December, 2017.


ECO Credit Union

By: Kenny Minton

Title: Chief Operations Officer

STATE OF ALABAMA
SHELBY COUNTY

}

SS:

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kenny Minton whose name as Chief Operations Officer of ECO Credit Union, an Alabama Non-Profit Corporation, 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, as such member and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22 day of December, 2017.


Notary Public

My Commission Expires: 1/18/21

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 18, 2021



20171227000459280 2/3 \$88.00
Shelby Cnty Judge of Probate, AL
12/27/2017 10:37:49 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name ECO Credit Union
Mailing Address 791 4th PL SW
Alabaster, AL 35007

Grantee's Name J & J Properties, LLC
Mailing Address 136 Mulberry Lane
Shelby, AL 35143

Property Address 275 Pineview Road
Montevallo, AL 35115

Date of Sale 12/22/2017
Total Purchase Price \$67,000.00

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 12/22/2017

Print Justin Smitherman

Unattested

Sign

Verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20171227000459280 3/3 \$88.00
Shelby Cnty Judge of Probate, AL
12/27/2017 10:37:49 AM FILED/CERT