

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Drew E. Dixon and Meghan L. Dixon
174 Highway 101
Sterrett, Alabama 35147

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

On this February 15, 2018, That for and in consideration of **ONE HUNDRED SIXTY FIVE THOUSAND AND N0/100 (\$165,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **JAG INVESTMENT STRATEGIES, LLC, BY JAMES F. WILLIAMS AND LARA S. WILLIAMS, AS MEMBER-MANAGERS**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **DREW E. DIXON and MEGHAN L. DIXON**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Part of the NE ¼ of the NW ¼ of Section 29, Township 19, Range 1 East, Shelby County, Alabama, described as follows: Commence at the SW corner of said ¼ - ¼ section and run thence North along the West line of said ¼ - ¼ section a distance of 200 feet to the Point of Beginning; thence continue North along the West line of said ¼ - ¼ section a distance of 200 feet; thence East and parallel with the South line of said ¼ - ¼ section a distance of 164 feet; thence South and parallel with the West line of said ¼ - ¼ section a distance of 200 feet; thence West and parallel with the South line of said ¼ - ¼ section a distance of 164 feet to the Point of Beginning.

Subject to:

1. General and special taxes or assessments for the year 2018 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in of record

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

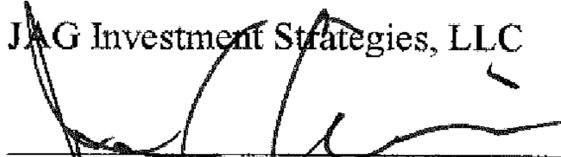
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

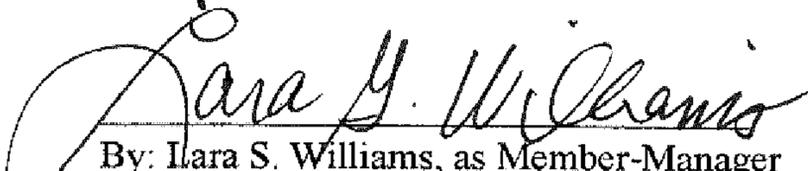
AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, 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 **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of February 14, 2018.

GRANTOR:

JAG Investment Strategies, LLC


By: James F. Williams, as Member-Manager


By: Lara S. Williams, as Member-Manager

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that JAG Investment Strategies, LLC, by James F. Williams Lara S. Williams, as Member-Managers, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, James F. Williams and Lara S. Williams each signed as Member-Managers of JAG Investment Strategies, LLC and executed the same voluntarily with full authority as said Member-Managers, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of February 14, 2018.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



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>JAG Investment Strategies</u> Mailing Address _____ _____ 349 Alta Vista Drive _____ Chelsea, AL 35043 _____ Property Address <u>174 Highway 101</u> _____ Sterrett, AL 35147 _____ _____ _____	Grantee's Name <u>Drew E. Dixon</u> Mailing Address _____ _____ Meghan L. Dixon _____ 174 Highway 101 _____ Sterrett, AL 35147 _____ Date of Sale <u>02/15/18</u> Total Purchase Price \$ <u>165,000.00</u> _____ or Actual Value \$ _____ _____ or Assessor's Market Value \$ _____ _____
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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 checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input 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 2/15/18

Print C. Ryan Sparks

Unattested _____
 (verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/16/2018 10:36:27 AM
 \$29.50 CHERRY
 20180216000050670

[Signature]