

This Instrument was Prepared by:

Send Tax Notice To: Thomas Scott Isaac

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-18-24396

113 Bynhurst Dr  
Chelsea, AL 35043

## CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Five Thousand Dollars and No Cents (\$65,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Jared Properties**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Thomas Scott Isaac**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Commence at the SE corner of the SE 1/4 of the SE 1/4 of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 45 minutes 03 seconds West, a distance of 582.50 to the POINT OF BEGINNING; thence continue along the last described course, a distance of 638.84 feet; thence North 00 degrees 46 minutes 40 seconds East, a distance of 990.16 feet to the southerly R.O.W. line of Shelby County Highway 45, 80' R.O.W.; thence South 60 degrees 27 minutes 35 seconds East and along said R.O.W. line, a distance of 721.91 feet; thence South 00 degrees 14 minutes 35 seconds West and leaving said R.O.W. line, a distance of 636.92 feet to the POINT OF BEGINNING. According to the survey of Rodney Shiflett, Al. Reg. #21784, dated January 16, 2018.

**\$58,500.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of February, 2018.

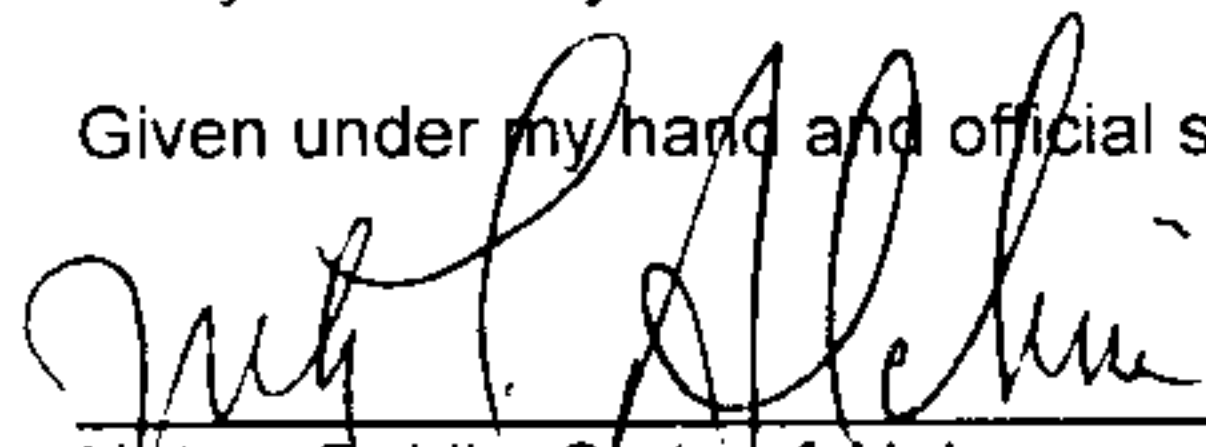
Michael M. Jared  
DBA Jared Properties

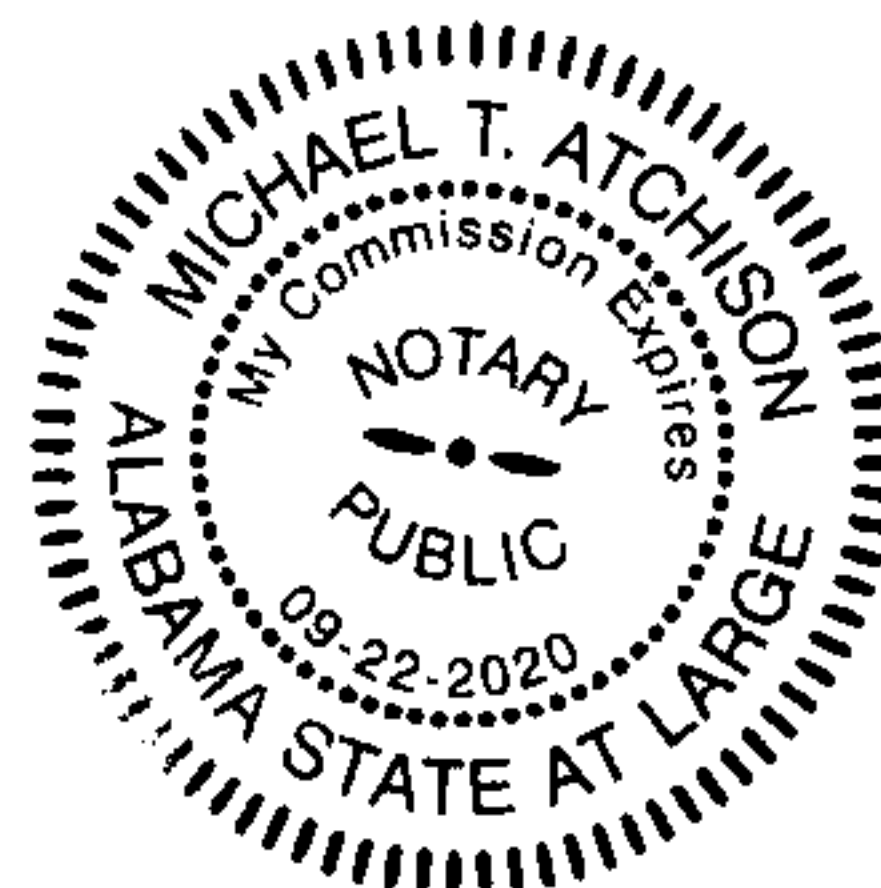
State of Alabama


County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that **Michael M. Jared DBA Jared Properties** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 15th day of February, 2018.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020



  
20180216000051700 1/2 \$24.50  
Shelby Cnty Judge of Probate: AL  
02/16/2018 01:43:18 PM FILED/CERT

Shelby County, AL 02/16/2018  
State of Alabama  
Deed Tax: \$6.50

## Real Estate Sales Validation Form

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

Grantor's Name	Jared Properties	Grantee's Name	Thomas Scott Isaac
Mailing Address	<u>245 Breham Circle Rd</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>113 Binghamhurst Dr</u> <u>Chelsea, AL 35843</u>
Property Address	<u>1 Sterrett Drive</u> <u>Sterrett, AL 35147</u>	Date of Sale	<u>February 15, 2018</u>
		Total Purchase Price	<u>\$65,000.00</u>
		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 of 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 February 12, 2018

Print Jared Properties

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20180216000051700 2/2 \$24.50  
Shelby Cnty Judge of Probate, AL  
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Form RT-1