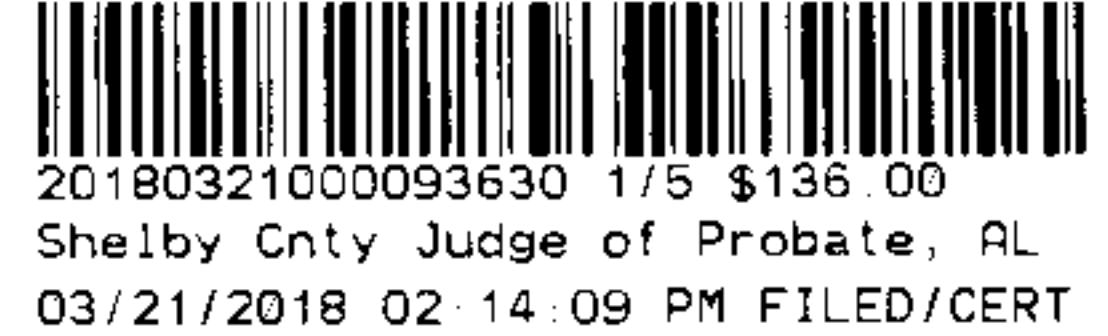


This instrument was prepared by:  
Paul Michael Kemp, Esq.  
Access Title, LLC  
600 Vestavia Parkway  
Shelby Bldg. \* Ste. 263  
Vestavia Hills, AL 35216

Send Tax Notice to:  
Miller R.E.I. LLC  
600 Southern Lane  
Helena, AL 35080



STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama            )  
                                      )       *KNOW ALL MEN BY THESE PRESENTS:*  
County of Shelby         )

That in consideration of **ONE HUNDRED EIGHT THOUSAND SIX HUNDRED SEVENTY-FIVE DOLLARS (\$108,675.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, A NATIONAL ASSOCIATION ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA** (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **MILLER R.E.I. LLC** (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD to the said Grantee, [*his/her/their*] successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal this 28 day of Feb., 2018.

**JPMorgan Chase Bank, National  
Association**

By:  2/28/18  
Name: **Holly Freedman**  
Title: **Vice President**

Shelby County, AL 03/21/2018  
State of Alabama  
Deed Tax: \$109.00

State of Ohio  
Franklin County

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Holly Freedman, whose name as Vice President of JPMorgan Chase Bank, National Association, a National Association organized under the laws of the United States of America, 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 / she], as such officer and with full authority, executed the same voluntarily for and as the act of said national association.

Given under my hand and official seal this 28 day of February, 2018



Notary Public Catherine M. Bertsch  
My Commission expires: Nov 16, 2021





  
20180321000093630 2/5 \$136.00  
Shelby Cnty Judge of Probate: AL  
03/21/2018 02:14:09 PM FILED/CERT

EXHIBIT A

Legal Description


**Lot 390, according to the Survey of The Village at Polo Crossings Sector I, as recorded in Map Book 39, Page 42 A, B, and C, in the Probate Office of Shelby County, Alabama.**

  
20180321000093630 3/5 \$136.00  
Shelby Cnty Judge of Probate. AL  
03/21/2018 02:14:09 PM FILED/CERT

## EXHIBIT B

### Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.

  
20180321000093630 4/5 \$136.00  
Shelby Cnty Judge of Probate, AL  
03/21/2018 02:14:09 PM 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: Jf Morgan Chase Bank  
Mailing Address: 3415 Vision Dr  
Columbus OH 43219

Grantee's Name: Miller R.E., I, LLC  
Mailing Address: 600 Southern Lane  
Helena AL 35080

Property Address: 213 Polo Downs  
Chelsea AL 35043

Date of Sale: 3-8-18  
Total Purchase Price: 108,675.00  
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 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 is 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: 3-8-18

☐ Unattested  
Verified by: \_\_\_\_\_

Print: Access Title Group, LLC

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

FORM RT-1



20180321000093630 5/5 \$136.00  
Shelby Cnty Judge of Probate, AL  
03/21/2018 02:14:09 PM FILED/CERT