

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


SEND TAX NOTICE TO:

JAG Investment Strategies, LLC
349 Alta Vista Drive
Chelsea, Alabama 35043

[Space Above This Line For Recording Data]

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20180504000152050 1/3 \$56.00
Shelby Cnty Judge of Probate: AL
05/04/2018 08:54:49 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Five Thousand and no/100's Dollars (\$35,000.00)** and other good and valuable consideration to the undersigned

Gallant Lake, LLC, an Alabama limited liability company

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

JAG Investment Strategies, LLC

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Metzger Subdivision, as recorded in Map Book 40, Page 26, in the Probate Office of Shelby County, Alabama.

Subject to:

- All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated the 20th day of September, 2017, and recorded in Inst. No. 20170922000346620 in the Probate Office of Shelby County, Alabama, of that certain mortgage executed by Kelly Montgomery Rusert to SouthPoint Bank, recorded in Inst. No. 20150121000021590 and corrected in Inst. No. 20170908000328460, under and in accordance with the laws of the State of Alabama or the United States of America.
- Rights or claims of parties in possession not shown by the public records.
- Easements, or claims of easements, not shown by the public records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.

Shelby County: AL 05/04/2018
State of Alabama
Deed Tax: \$35.00

- Easement(s), building line(s) and restriction(s) as shown on recorded map.
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
- Right-of-way granted to Alabama Power Company recorded in Volume 133, Page 62; Inst. No. 1994-34846; Inst. No. 2012-4834; Inst. No. 2016-5720 and Inst. No. 2016-35034.
- Right of way to Colonial Pipeline as recorded in Deed Book 220, Page 925.
- Easement to Joe McClanahan as shown in Inst. No. recorded in Deed Book 263, Page 886.
- Easement to Wade Johnson as recorded in Real Book 223, Page 504.

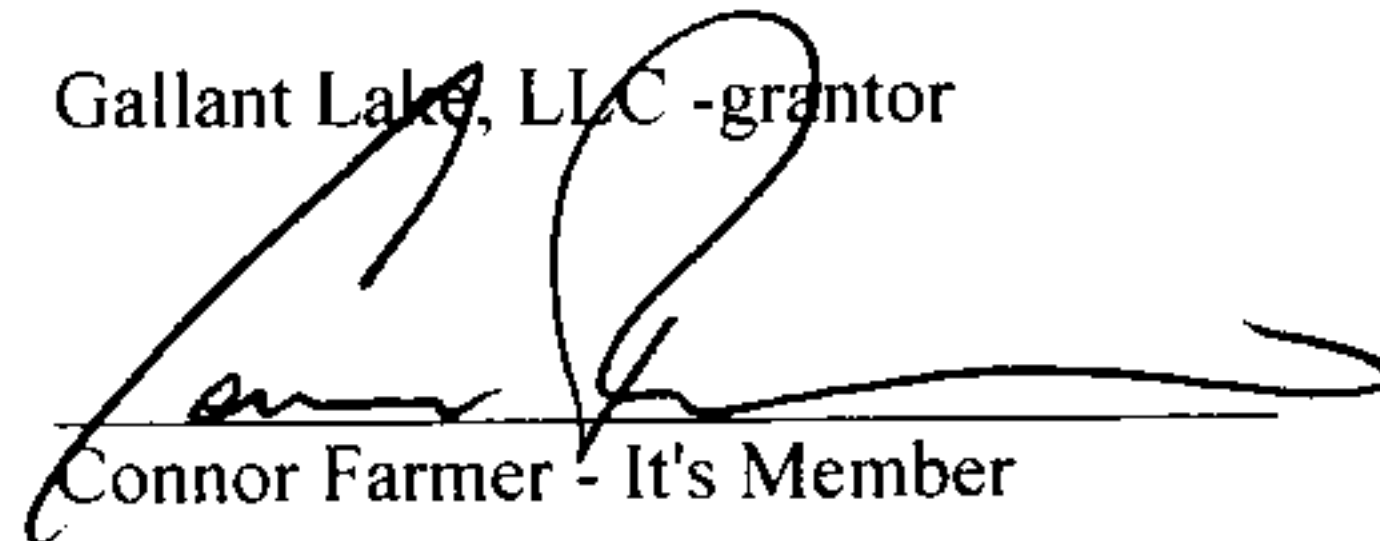
TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

And said grantor does for itself, its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; 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 grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 30th day of April, 2018.

ATTEST:

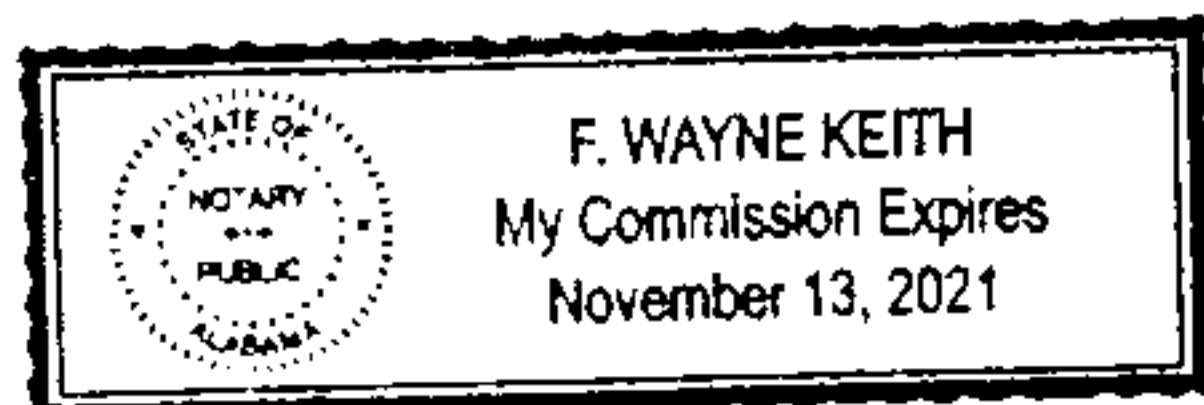
Gallant Lake, LLC - grantor


Connor Farmer - It's Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, whose name as Member of Gallant Lake, LLC, a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he as such Member and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 30th day of April, 2018.




Notary Public



20180504000152050 2/3 \$56.00
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Real Estate Sales Validation Form

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

Grantor's Name: Gallant Lake, LLC
Mailing Address: 120 Bishop Circle
Pelham, AL 35124
Grantee's Name: JAG Investment Strategies, LLC
Mailing Address: 349 Alta Vista Drive
Chelsea, AL 35043
Property Address: Lot 1, Metzger Subdivision, Shelby County, AL
Date of Transfer: April 30, 2018
Total Purchase Price: \$ 35,000.00

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.

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: April 30, 2018

Sign


F. Wayne Keith - Attorney


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