

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-18-24554

Send Tax Notice To: J. G. Properties, Inc.

958 Hwy 202
Calera AL 35040

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Three Thousand Dollars and No Cents (\$33,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Waymond L. Stricklin, Jr.**, a Married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **J. G. Properties, Inc.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantor herein or his spouse.

\$0.00 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of June, 2018.


Waymond L. Stricklin, Jr.

State of ~~Alabama~~ NORTH CAROLINA

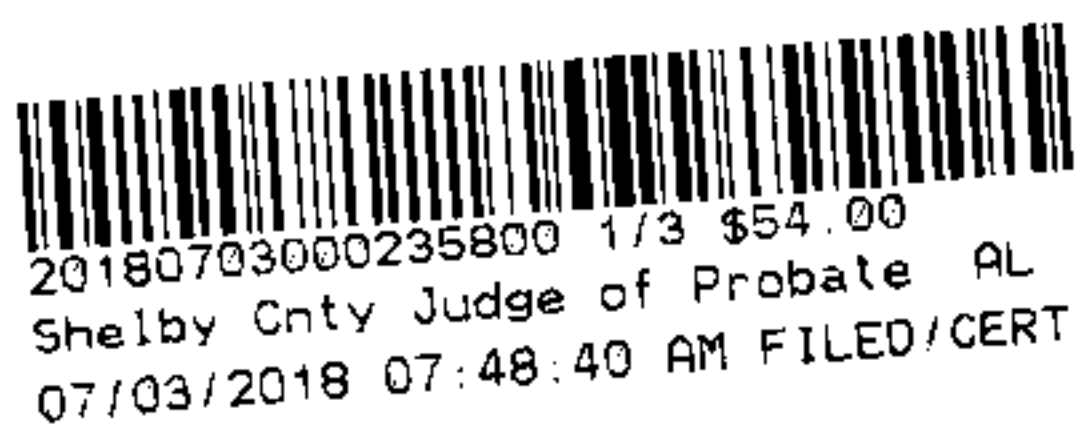
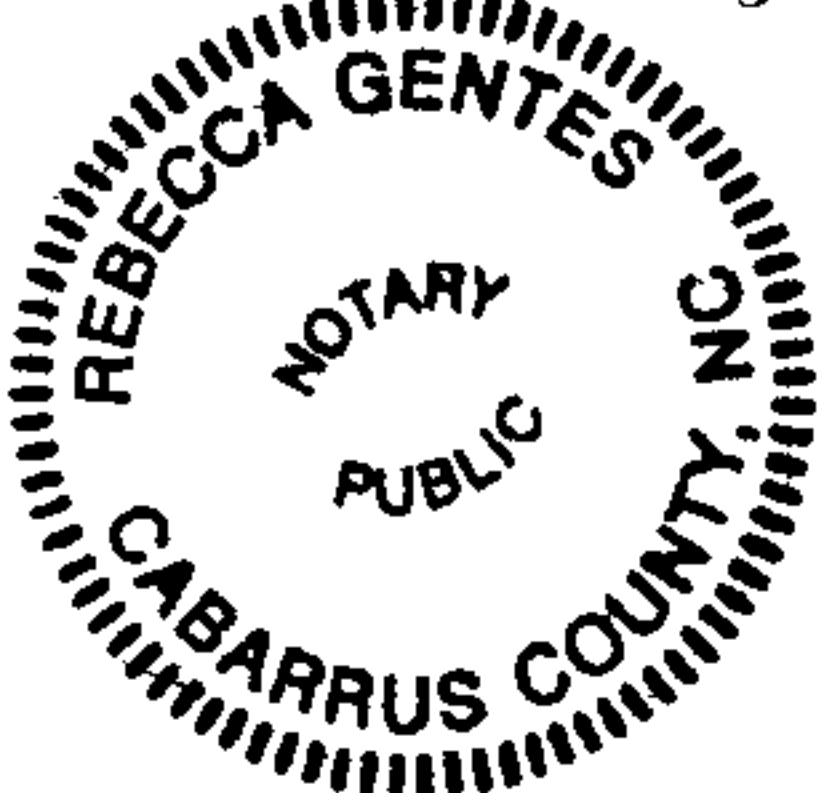
County of ~~Shelby~~ IREDELL

I, Rebecca Gentes, a Notary Public in and for the said County in said State, hereby certify that Waymond L. Stricklin, Jr., whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of June, 2018.


Notary Public, State of ~~Alabama~~ NORTH CAROLINA


My Commission Expires: 3-7-2020



Shelby County, AL 07/03/2018
State of Alabama
Deed Tax: \$33.00

EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the SW corner of the SW 1/4 of the NE 1/4 of Section 16, Township 22 South, Range 2 West, Shelby County, Alabama; thence run North along the West line of said 1/4-1/4 section for a distance of 25.00 feet to an iron pin; thence turn an angle to the right of 81 degrees 34 minutes 59 seconds and run in a northeasterly direction for a distance of 115.19 feet to an iron pin; thence turn an angle to the left of 7 degrees 47 minutes 20 seconds and run in a northeasterly direction for a distance of 114.77 feet to an iron pin; thence turn an angle to the left of 1 degree 20 minutes 00 seconds and run in a northeasterly direction for a distance of 157.31 feet to an iron pin on the southwesterly R.O.W. line of the New Birmingham-Montgomery Highway (U.S. 31); thence turn an angle of 88 degrees 31 minutes 35 seconds to the right to the tangent of a curve to the right having a central angle of 4 degrees 57 minutes 26 seconds and a radius of 1382.69 feet; thence run in a southeasterly direction along the arc of said curve a distance of 119.63 feet; to its intersection with the South line of said 1/4-1/4 section; thence turn an angle to the right of 103 degrees 07 minutes 20 seconds from the tangent if extended to the South line of said 1/4-1/4 section and run in a westerly direction along the South line of said 1/4-1/4 section for a distance of 408.25 feet to the point of beginning.
Situating in Shelby County, Alabama.


20180703000235800 2/3 \$54.00
Shelby Cnty Judge of Probate, AL
07/03/2018 07:48:40 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	Waymond L. Stricklin, Jr.	Grantee's Name	J. G. Properties, Inc.
Mailing Address		Mailing Address	958 Hwy 202 Calera AL 35040
Property Address	0 Street Calera, AL 35040	Date of Sale	June 27, 2018
		Total Purchase Price	\$33,000.00
		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)

<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.

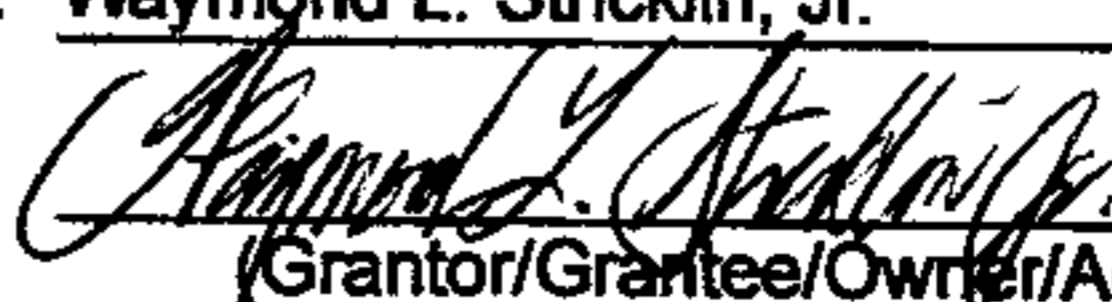
Date of Sale - the date on which interest to the property was conveyed.

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	June 21, 2018	Print	Waymond L. Stricklin, Jr.
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one