

**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:**

Eric Joiner  
117 Chesser Loop Road  
Chelsea, Alabama 35043

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**


**KNOW ALL MEN BY THESE PRESENTS,**

**On this July 6, 2018**, That for and in consideration of **TWO HUNDRED THIRTY SEVEN THOUSAND FOUR HUNDRED AND NO/100 (\$237,400.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **JAG INVESTMENT STRATEGIES, LLC, BY JAMES F. WILLIAMS, AS MEMBER-MANAGER**, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **ERIC JOINER**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 62A-1, according to the Blumenreich Resurvey of the Amended Map of Chesser Plantation, Phase 1, Sector 1, as recorded in Map Book 43, Page 48, (original Map Book 31, Page 21 A, B) in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2016 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 Map Book 43, Page 48.
7. Easement to Alabama Power Company recorded in Deed Book 127, Page 317, Instrument 20030303000126240 and Instrument 20030612000368390, in the Probate Office of Shelby County, Alabama.
8. Mineral and mining rights and rights incident thereto recorded in Deed Book 69, Page 177, in the Probate Office of Shelby County, Alabama.
9. Grant of Land Easement with Restrictive Covenants granted to Alabama Power Company, recorded in Instrument 20020926000463580, Instrument 20040629000355600, Instrument 20040910000506190, in the Probate Office of Shelby County, Alabama.

  
20180709000242200 1/3 \$45.00  
Shelby Cnty Judge of Probate, AL  
07/09/2018 10:12 43 AM FILED/CERT

Shelby County, AL 07/09/2018  
State of Alabama  
Deed Tax: \$24.00

- 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 Grantee, Grantee's heirs and assigns forever.

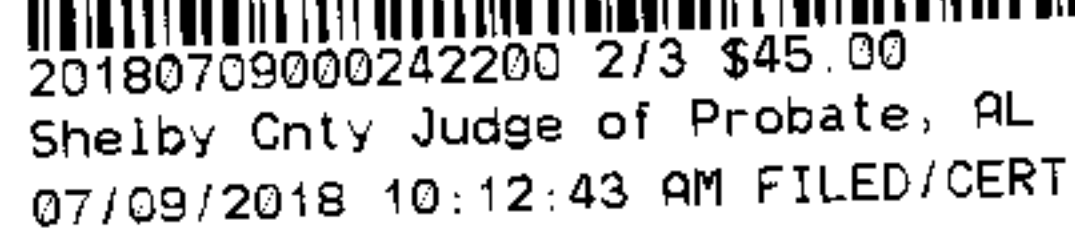
**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of July 6, 2018.

  
JAG Investment Strategies, LLC, by Jan

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, as Member-Manager, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, JAG Investment Strategies, LLC, by James F. Williams, as Member-Manager executed the same voluntarily with full authority, on the day the same bears date.

~~C. Ryan Sparks, Notary Public~~

ALABAMA STATE AT LARGE  
PUBLIC  
[Affix Seal Here]  
NOTARY  
C. RYAN SPARKS



## Real Estate Sales Validation Form

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

Grantor's Name JAG Investment Strategies  
Mailing Address \_\_\_\_\_  
349 Alta Vista Drive  
Chelsea, AL 35043

Grantee's Name Eric Joiner  
Mailing Address \_\_\_\_\_  
117 Chesser Loop Road  
Chelsea, AL 35043

Property Address 117 Chesser Loop Road  
Chelsea, AL 35043  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 7/7/18  
Total Purchase Price \$ 237,400.00  
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 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 7/7/18

Print C. Ryan Sparks

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20180709000242200 3/3 \$45.00  
Shelby Cnty Judge of Probate: AL  
07/09/2018 10:12:43 AM FILED/CERT