

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244

20180907000322770
09/07/2018 02:40:03 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Gary R. Walker
112 Glenstone Drive
Columbiana , AL 35051

WARRANTY DEED
Joint Tenants with Rights of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Two Hundred Eighty-Nine Thousand Nine Hundred and 00/100 Dollars (\$289,900.00)** to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged,

JAG INVESTMENT STRATEGIES, L.L.C.

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Gary R. Walker and Barbara D. Walker

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 4, according to the Final Plat of Glenstone Cottages as recorded in Map Book 38, Page 48, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

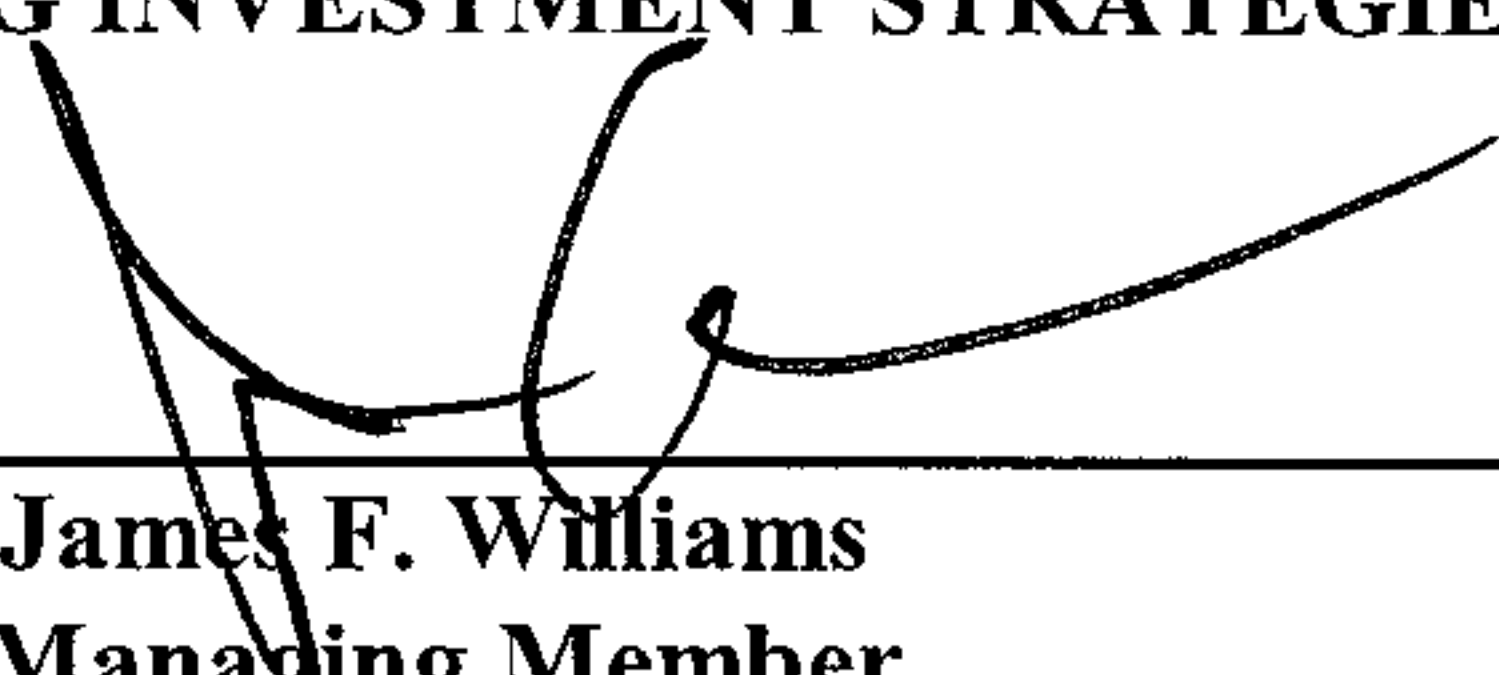
\$246,415.00 of the consideration was paid from mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

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 Grantees as joint tenants, with right of survivorship their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And Grantor does for itself and for its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free and clear from 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Managing Member who is authorized to execute this conveyance, hereto set his signature and seal this the 7th day of September, 2018.

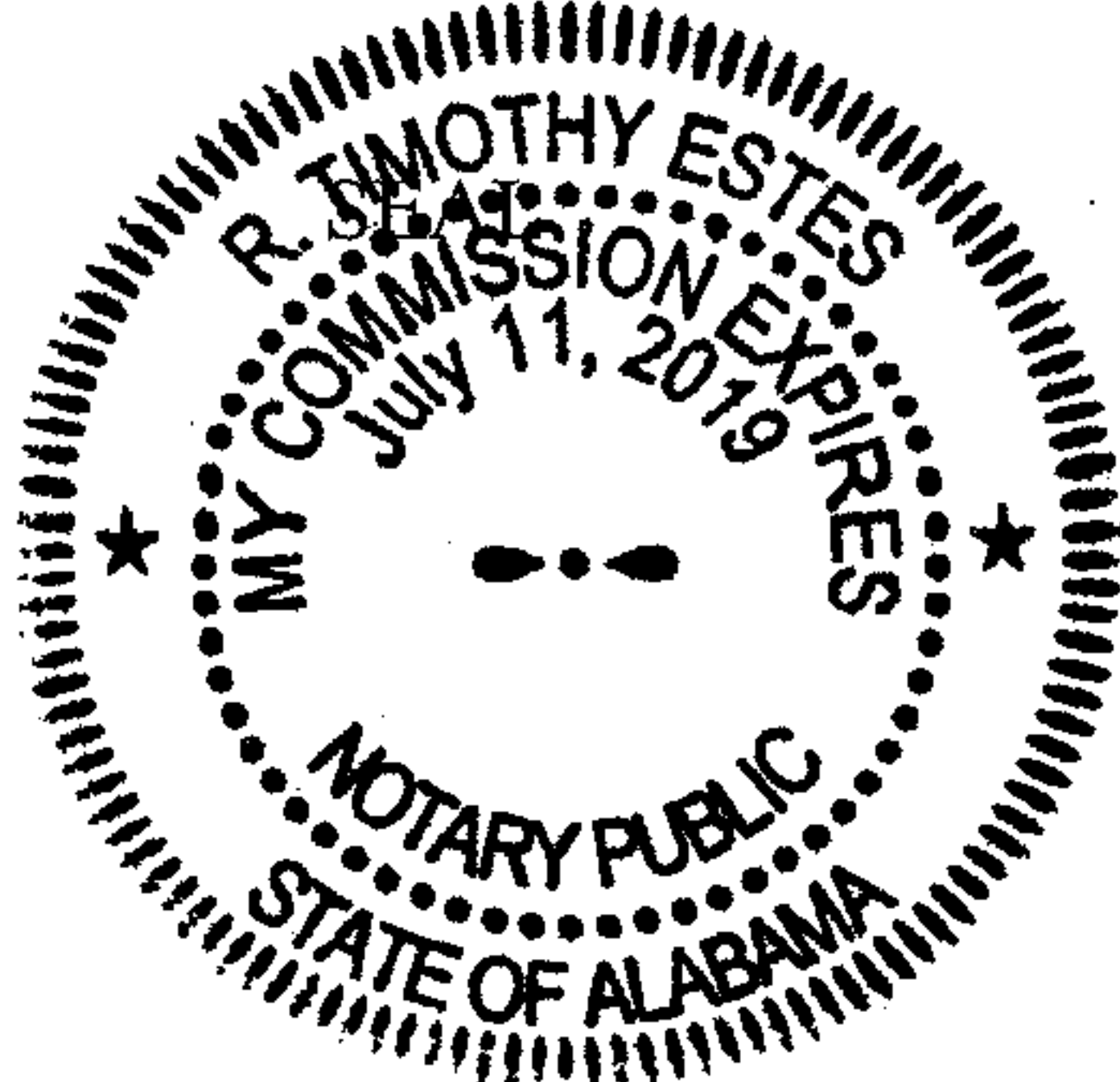
JAG INVESTMENT STRATEGIES, L.L.C.

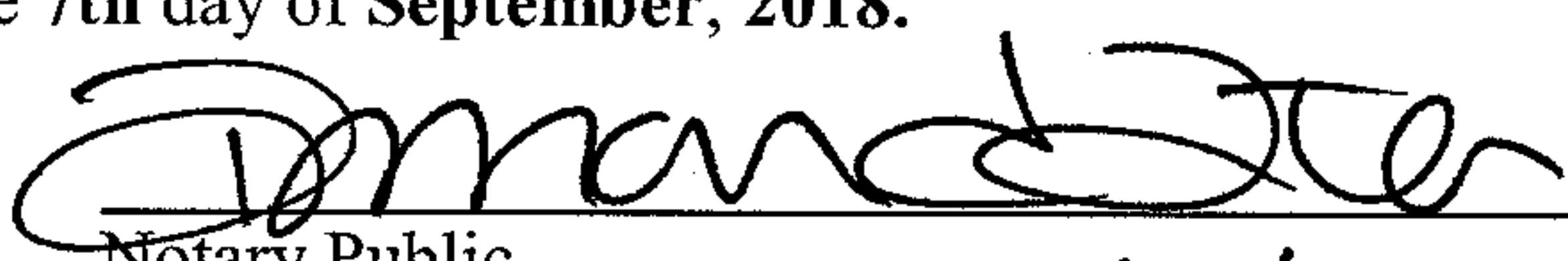

By: **James F. Williams**
Its: **Managing Member**

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, R. Timothy Estes, the undersigned, a Notary Public in and for said County in said State, hereby certify that **James F. Williams**, whose name as **Managing Member of JAG INVESTMENT STRATEGIES, L.L.C.**, 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 conveyance, as such Managing Member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the **7th** day of **September, 2018**.




Notary Public
My Commission Expires: **07/11/19**

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, L.L.C.
Mailing Address 5213 Logan Drive
Birmingham, AL 35242
Property Address 112 Glenstone Drive
Columbiana , AL 35051

Grantee's Name Gary R. Walker and Barbara D. Walker
Mailing Address 112 Glenstone Drive
Columbiana , AL 35051
Date of Sale September 7, 2018

Total Purchase Price \$289,900.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 or the assessor's current market value.

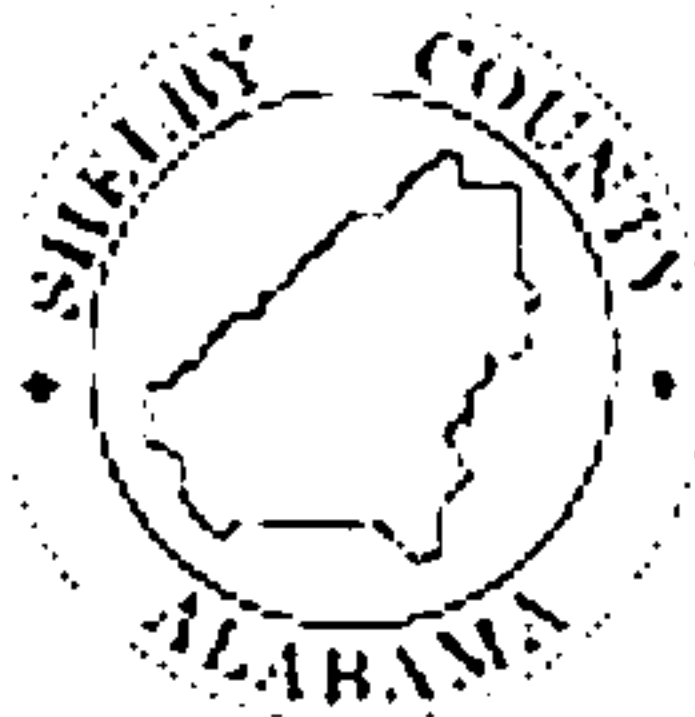
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 September 7, 2018

Unattested
(verified by)

Print JAG Investment Strategies, LLC.
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/07/2018 02:40:03 PM
\$61.50 DEBBIE
20180907000322770

Allen S. Bayl