

Send Tax Notice to:

Jewell Too Properties, LLC
P.O. Box 172
Sterrett, Alabama 35147

This instrument was prepared by:
ELLIS, HEAD, OWENS & JUSTICE
P. O. Box 587
Columbiana, Alabama 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED NINE THOUSAND AND 00/100 DOLLARS (\$209,000.00)**, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **KERRY D. WELCH** and wife, **SONYA G. WELCH**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **JEWELL TOO PROPERTIES, LLC** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Polo Crossings, Sector 1, as recorded in Map Book 39, Page 41, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Permits to Alabama Power Company recorded in Deed Book 112, Page 511 and Deed Book 112, Page 578, in Probate Office of Shelby County, Alabama.
2. Easement to Alabama Power Company recorded in Instrument No. 2007-18008 and Instrument No. 2008-7496, in Probate Office of Shelby County, Alabama.
3. Easement to Bell South Telecommunications recorded in Instrument No. 2007-17885, in Probate Office of Shelby County, Alabama.
4. Restrictions as recorded in Instrument No. 20071008000469200; amended in Instrument No. 20080512000192610; Instrument No. 20100325000086330; Instrument No. 20100618000195550; Instrument No. 20100325000086360; Instrument No. 20160503000147290; Instrument No. 2017020800047970; and Instrument No. 20180129000029900, in Probate Office of Shelby County, Alabama.
5. Right-of-way to Shelby County as recorded in Deed Book 145, Page 332, in the Probate Office of Shelby County, Alabama.
6. Agreement as recorded in Instrument No. 2006-52360 and Misc. Book 6, Page 615, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 10/18/2018
State of Alabama
Deed Tax: \$209.00


20181018000370020 1/4 \$233.00
Shelby Cnty Judge of Probate, AL
10/18/2018 02:12:55 PM FILED/CERT

7. Set back lines and easements as shown on recorded map of said subdivision.
8. Title to mineral and mining rights and privileges belonging thereto, as excepted in Instrument No. 20140908000281260, in Probate Office.
9. Release of damages as set forth in deed recorded in Instrument No. 20140908000281260, in Probate Office.
10. Covenants, conditions, maintenance agreements, access easements and terms contained in that certain Declaration of Sanitary Sewer Easement between 280 Properties, LLC, Polo Farms Investments, LLC, and Double Oak Water Reclamation, LLC, as recorded in Instrument No. 20090903000340190; and Instrument No. 20121102000422600, in Probate Office.
11. Articles of Organization of Polo Crossings Owners Association, Inc., as recorded in Instrument No. 20071008000469190, in Probate Office.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th day of Oct., 2018.

Kerry D. Welch by Sonya G. Welch as agent and attorney-in-fact
Kerry D. Welch

pursuant to limited power of attorney dated 10/12/18

Sonya G. Welch
Sonya G. Welch

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sonya G. Welch, whose name as agent and attorney-in-fact for Kerry D. Welch pursuant to the Limited Power of Attorney dated October 12, 2018, 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, she, in her capacity as such agent and attorney-in-fact, pursuant to said Limited Power of Attorney, executed the same voluntarily on the day the same bears date.


20181018000370020 2/4 \$233.00
Shelby Cnty Judge of Probate, AL
10/18/2018 02:12:55 PM FILED/CERT

Given under my hand and official seal this 17th day of October,
2018.

Kim M. Foster
Notary Public
My Commission Expires: 1-7-19

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sonya G. Welch, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of October,
2018.

Kim M. Foster
Notary Public
My Commission Expires: 1-7-19


20181018000370020 3/4 \$233.00
Shelby Cnty Judge of Probate, AL
10/18/2018 02:12:55 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 Kerry D. Welch and Sonya G. Welch
Mailing Address 77 Arley Williams Road
Heidelberg, Mississippi 39439

Grantee's Name Jewell Too Properties, LLC
Mailing Address P.O. Box 172
Sterrett, Alabama 35147

Property Address 165 Polo Field Way
Chelsea, Alabama 35043

Date of Sale October 17, 2018
Total Purchase Price \$ 209,000.00
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)

☐ 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 10-17-2018

Print JEWEEL TOO PROPERTIES, LLC

☐ Unattested

Kimi M. Foster
(verified by)

Sign By: WADE W. FAULKNER

(Grantor/Grantee/Owner/Agent) circle one

Wade W. Faulkner
as Member

Form RT-1

eForms

20181018000370020 4/4 \$233.00
Shelby Cnty Judge of Probate, AL
10/18/2018 02:12:55 PM FILED/CERT