

*Purchase Money Mortgage recorded simultaneously

This Instrument Was Prepared By:

Send Tax Notice To:

Michael B. Odom
McGlinchey Stafford
505 20th Street North, Suite 800
Birmingham, Alabama 35203

Jessica Palmer Realty, LLC
P.O. Box 406
Chelsea, Alabama 35043

STATUTORY WARRANTY DEED

20181030000383000

10/30/2018 09:09:18 AM

DEEDS 1/3

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Six Hundred Thousand and 00/100 DOLLARS (\$600,000.00) and other good and valuable consideration to the undersigned Grantor, FIRST US BANK, formerly known as First United Security Bank, an Alabama bank (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto Jessica Palmer Realty, LLC ("Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Final Plat of Chelsea Village, as recorded at Map Book 47, Page 63, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claim thereof not shown by the Public Records.
4. Any mineral and mining rights leased, granted or retained by current or prior owners.
5. Taxes and assessments for the tax year 2018 and subsequent years and not yet due and payable.
6. Declaration of Covenants, Conditions, Easements, and Restrictions for Chelsea Village, a Commercial Subdivision, as recorded in Instrument Number 20170327000101370 in the Office of the Judge of Probate of Shelby County.
7. Rights of others in and to the use of both the 20 foot and 30 foot non-exclusive access easements across Lots 3 and 4 as shown on the plat map recorded in Map Book 47, Page 63, in the Office of the Judge of Probate of Shelby County.
8. Rights of parties in possession under unrecorded leases.

9. Easement for ingress and egress as recorded in Instrument Number 20100303000061840 and re-recorded in Instrument Number 20140226000052510 in the Office of the Judge of Probate of Shelby County.
10. 30 foot easement for ingress/egress and utility easement recorded in Instrument Number 20030902000582560 in the Office of the Judge of Probate of Shelby County.

By acceptance of this deed, Grantee acknowledges the hereinabove described real property and any improvements thereon are conveyed AS-IS, WHERE-IS without warranty as to condition, use, habitability, adverse claims and any matters which would be disclosed by a current survey.

TO HAVE AND TO HOLD, the above described property unto the Grantee, its successors and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed in its name and, has caused its corporate seal to be hereunto affixed on the 28th day of September, 2018.

FIRST US BANK, formerly known as First United Security Bank

By: *Parrish Argo, V.P.*
Parrish Argo, Vice President

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public, in and for said County and State hereby certify that Parrish Argo, whose name as Vice President of First US Bank, formerly known as First United Security Bank, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said bank.

Given under my hand and official seal this 28th day of September, 2018.

Steph Hammonds-Horton
Notary Public
My Commission Expires: 5/29/2022

Real Estate Sales Validation Form

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

Grantor's Name FIRST US BANK
 Mailing Address F/K/A FIRST UNITED SECURITY BANK

Grantee's Name JESSICA PALMER REALTY, LLC
 Mailing Address _____

Property Address 10699 OLD HWY 280
CHELSEA, AL 35043

Date of Sale 9/28/2018

Total Purchase Price \$ 600,000.00

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
☐ 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 9/28/2018

Print Jessica B. Argo

Unattested

Sign Paul B. Argo, V.P.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/30/2018 09:09:18 AM
 \$22.00 CHERRY
 20181030000383000

Ann S. Byrd

Form RT-1