

CORPORATION FORM WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Bartolo Mendoza Chavez
907 Mansard Drive, Apt. 305
Birmingham, AL 35209

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Twenty Thousand and no/100 Dollars (\$20,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **JEBCO, INC.**, (herein referred to as Grantor), grant, bargain, sell and convey unto **BARTOLO MENDOZA CHAVEZ** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 44 of the Villages at Westover according to Map Book 39, Pages 9A & 9B, as recorded in the Probate Office of Shelby County, Alabama.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Incorporation and Operating Agreement and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated 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 **James E. Bishop**, its **President**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 28 day of January, 2019.

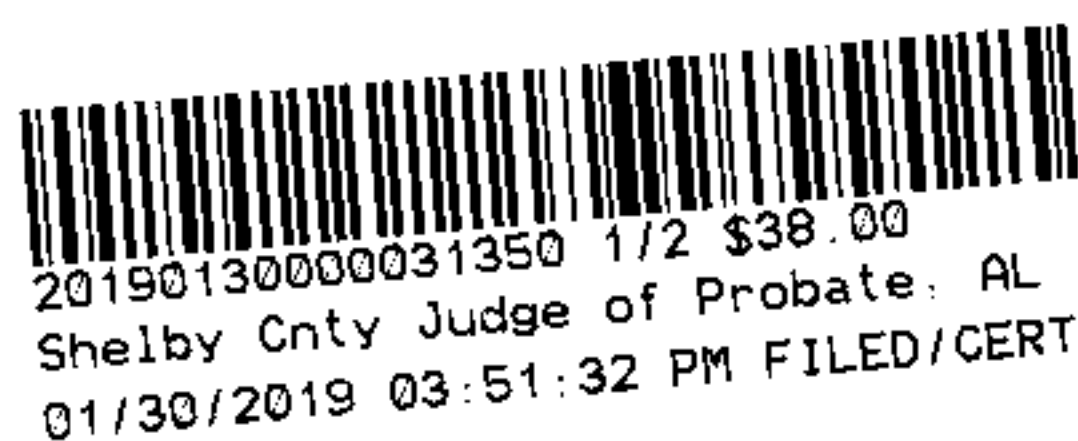
JEBCO, INC.

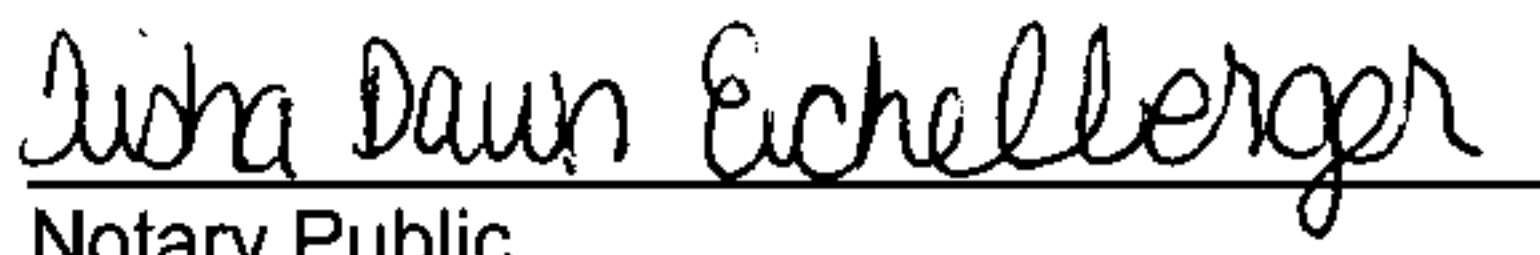

BY: **James E. Bishop, ITS: President**

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Tisha Dawn Eichelberger, a Notary Public in and for said County, in said State, hereby certify that **James E. Bishop**, whose name as **President** of **Jebco, Inc.** is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 28 day of January, 2019.




Notary Public
My Commission Expires: 10-19-2020

TISHA DAWN EICHELBERGER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 19, 2020

Real Estate Sales Validation Form

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

Grantor's Name	Jebco, Inc.
Mailing Address	321 Applegate Parkway Suite E Pelham, AL 35124

Grantee's Name	<u>Bartolo Mendoza Chavez</u>
Mailing Address	<u>907 Mansard Dr. Apt 305</u> <u>Birmingham, AL 35209</u>

Property Address Lot 44 Westover

Date of Sale 1 / 28 / 2019
Total Purchase Price \$ 20,000.00

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 1/28/2019

Print James E. Bishop

_____ Unattested _____
(verified by)

Sign James E. Bishop
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

