SEND TAX NOTICE TO:	
J & L Properties, LLC	20190301000064720
<u>~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~</u>	03/01/2019 09:15:46 AM
······································	DEEDS 1/3

## This instrument prepared by:

Frank Steele Jones Frank Jones & Associates, LLC 500 Southland Drive, Suite 230 Hoover, AL 35226

## WARRANTY DEED

State of Alabama	)
	) KNOW ALL MEN BY THESE PRESENTS:
<b>Shelby County</b>	

That in consideration of **One Hundred and Twenty Thousand Dollars and Zero cents (\$120,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Henry L. James and spouse**, **Tamara Denson James**, (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **J & L Properties**, **LLC** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby** County, **Alabama**, to-wit:

Lot 32, Block 2, according to the Survey of Wildewood Village, 4th Addition, as recorded in Map Book 8, page 146 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the years 2019, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

Public utility easement as shown by recorded plat, including a 15 foot easement on the Easterly side, as recorded in the office of the Judge of Probate for Shelby County Alabama.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 53, page 867, as recorded in the office of the Judge of Probate for Shelby County Alabama.

Right of way granted to South Central Bell by instrument recorded in Deed Book 351, page 358 and Deed Book 315, page 207 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as shown by instrument recorded in Deed Book 264, page 28 and Deed Book 355, page 253 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 53, page 893 and covenants pertaining thereto recorded in Misc. Book 53 page 892 in the Probate Office of Shelby County, Alabama.

Agreement in regard to sanitary sewer system as set out in Deed Book 328, page 229 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its successors and assigns forever, 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 20th day of February, 2019.

	(SEAL)
Henry L. Janres	
Vanaa Autor Jours	(SEAL
Tamara Denson James	

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State of Alabama	)	
	)	General Acknowledgment
<b>Shelby County</b>	)	

I, Frank Steele Jones a Notary Public in and for said County, in said State, hereby certify that Henry L. James and Tamara Denson James whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily for and as their own act on the day the same bears date.

Given under my hand and official seal this the 20th day of February, 2019.

FRANK STEELE JONES

Notary Public, Alabama State At Large

My Commission Expires March 14, 2019

(SEAL)

Notary Public-Frank Steele Jones My Commission/Expires: 3/14/19

File # 2019071

	Real Estate	Sales Validation Form	
This L Grantor's Name	<b>Document must be filed in acco</b> Henry L. James and Tamara Denson	rdance with Code of Alabama 19 n James Grantee's Name	75, Section 40-22-1  J & L Properties, LLC
Mailing Address	500 Southland Drive	Mailing Address	P.O. Box 1205
	Hoover, AL 35226		Pelham, AL 35214
Property Address	3474 Wildewood Drive Pelham, AL 35124	Date of Sale Total Purchase Price	
	*	or	Ψ 12.0,000.00
		Actual Value	<b>¢</b>
201003010006472	0 03/01/2019 09:15:46 AN	•••	Ψ
<b>40170301000004</b> 7 <b>4</b>	U US/U1/2017 U7.13.40 AN	Assessor's Market Value	<b>©</b>
		Maacaadi a Mainet Value	Ψ
evidence: (check or Bill of Sale Sales Contract	ne) (Recordation of docum	this form can be verified in the entary evidence is not requireAppraisalOther	
Closing Statem	nent		
	locument presented for reco	ordation contains all of the rec	quired information referenced
		Instructions	
		the name of the person or per	rsons conveying interest
Grantee's name and to property is being		the name of the person or pe	ersons to whom interest
Property address -	the physical address of the	property being conveyed, if a	vailable.
	ata an which interact to the		

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).

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).

Form RT-1

Frank Steele Jones 2/20/2019 Date Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama/County Unattested Clerk Sign Shelby County, AL (Grantor/Grantee/Owner/Agent) circle one by) 03/01/2019 09:15:46 AM **\$141.00 JESSICA** alling 5. Bey 20190301000064720