

**SEND TAX NOTICE TO:
J & L Properties, LLC**

**20190301000064720
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)
)
Shelby County) **KNOW ALL MEN BY THESE PRESENTS:**

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.

Real Estate Sales Validation Form

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

Grantor's Name	Henry L. James and Tamara Denson James	Grantee's Name	J & L Properties, LLC
Mailing Address	500 Southland Drive Hoover, AL 35226	Mailing Address	P.O. Box 1205 Pelham, AL 35214
Property Address	3474 Wildewood Drive Pelham, AL 35124	Date of Sale	2/20/19
		Total Purchase Price	\$ 120,000.00
		or	
		Actual Value	\$
20190301000064720	03/01/2019 09:15:46 AM DEEDS 3/3	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 2/20/2019

☐ Unattested



Print Frank Steele Jones
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Sign
Shelby County, AL
by) 03/01/2019 09:15:46 AM
\$141.00 JESSICA
20190301000064720

(Grantor/Grantee/Owner/Agent) circle one

Allen S. Bayl

Form RT-1