

20190405000110480
04/05/2019 09:04:47 AM
DEEDS 1/3

This instrument was prepared by:
George Vaughn, Esq.
8940 Main St.
Clarence, NY 14031
716-634-3405

Send Tax Notice to:
Hermus Consulting 401(k) Plan
2 Edgemarth Hill Rd.
Westport, CT 06880

STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama)
)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fourteen Thousand Eight Hundred Fifty Eight Dollars and No Cents (\$114,858.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **JPMorgan Chase Bank, National Association**, a national association, organized under the laws of the United States of America (herein referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto **Hermus Consulting 401(k) Plan**, (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD to the said Grantee, [*his/her/their*] heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its Vice President , who is authorized to execute this conveyance, has hereto set its signature and seal this 21 day of March, 2019.

JPMorgan Chase Bank, National Association

By: Johnna May 3/21/2019
Name: Johnna May
Title: Vice President

State of Ohio)
)
Franklin County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Johnna May, whose name as Vice President of **JPMorgan Chase Bank, National Association**, a national association, organized under the laws of the United States of America, 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/she*], as such officer and with full authority, executed the same voluntarily for and as the act of said national association.

Given under my hand and official seal this 21 day of March, 2019.

Catherine M. Bertsch
Notary Public Catherine M. Bertsch
My Commission expires: Nov 16, 2021

DBI/67179435.4



EXHIBIT A

Legal Description

Lot 8, Shady Hills a Subdivision according to a map or plat thereof which is on file of record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 16, Page 83, reference to which is hereby made in aid of and as a part of this description.

EXHIBIT B

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the real estate;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the real estate, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the real estate.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/05/2019 09:04:47 AM
\$136.00 CHERRY
20190405000110480

Allie S. Bayl