

This instrument was Prepared by:
Stephen Corey Nolen
Erin Elizabeth Nolen
516 Cloudland Drive
Hoover, AL 35226

Send Tax Notice To: JMR Properties, LLC
21082 Highway 25
Columbiana, AL 35051

20 19.00
119.00
138.00

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of One Hundred Nineteen Thousand Dollars and No Cents (\$119,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Stephen Corey Nolen and Erin Elizabeth Nolen, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto JMR Properties, LLC (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

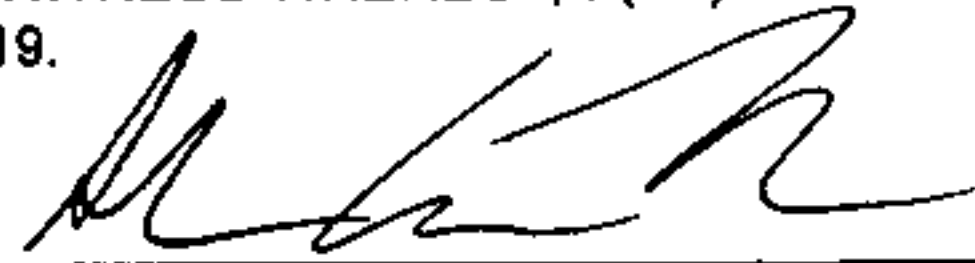
Commence at the SW corner of the SE ¼ of the SW ¼ of Section 15, Township 20 South, Range 3 West; thence run North along the west line of said ¼ - ¼ section for a distance of 1059.80 feet; thence turn right an angle of 94 degrees 35 minutes for a distance of 687.0 feet to the west line of Rolling Mill Street; thence turn right an angle of 88 degrees 28 minutes and run along west line of Rolling Mill Street for a distance of 133.67 feet to the POINT OF BEGINNING; thence continue in the same direction running along west side of street for a distance of 127.83 feet (old deed shows 128.15 feet); thence turn right an angle of 90 degrees 26 minutes 12 seconds (old deed shows 90 degrees 23 minutes) for a distance of 162.92 feet (old deed shows 162.96 feet); thence turn right an angle of 93 degrees 14 minutes 54 seconds (old deed shows 93 degrees 19 minutes) for a distance of 137.53 feet; thence turn right an angle of 90 degrees 16 minutes 28 seconds (old deed shows 90 degrees 04 minutes) for a distance of 154.32 feet to the POINT OF BEGINNING.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3rd day of April, 2019.


Stephen Corey Nolen


Erin Elizabeth Nolen

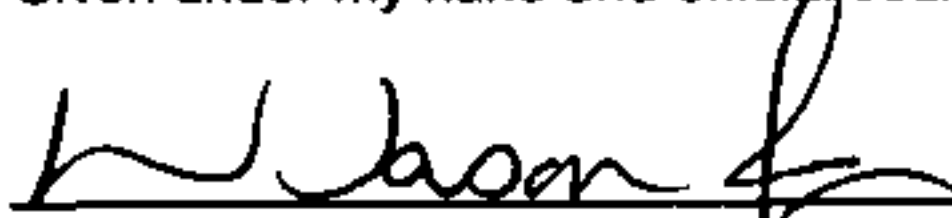
State of Alabama

} General Acknowledgment

Shelby County

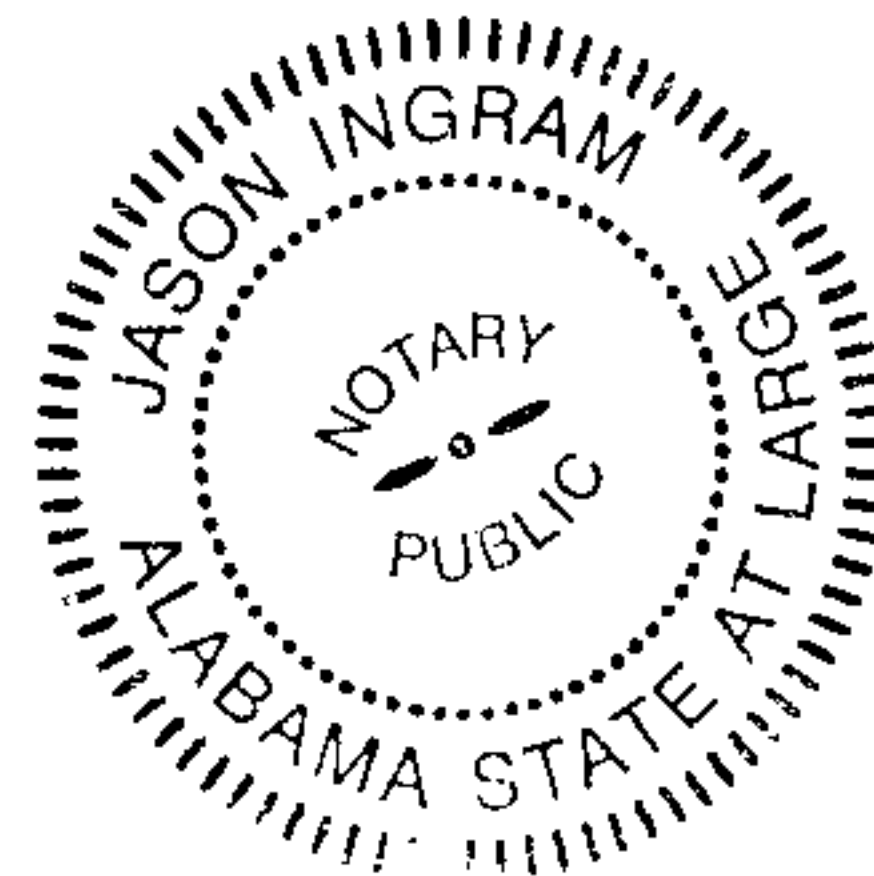
I, Jason Ingram, a Notary Public in and for the said County, in said State, hereby certify that Stephen Corey Nolen and Erin Elizabeth Nolen, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3rd day of April, 2019.


Notary Public, State of Alabama

Printed Name of Notary Jason Ingram
My Commission Expires July 13th, 2019

Shelby County: AL 04/08/2019
State of Alabama
Deed Tax: \$119.00




20190408000113300 1/2 \$137.00
Shelby Cnty Judge of Probate, AL
04/08/2019 03:31:24 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Stephen Corey Nolen
Erin Elizabeth Nolen

Grantee's Name JMR Properties, LLC

Mailing Address _____

Mailing Address _____

Property Address 311 Rolling Mill Street
Helena, AL 35080

Date of Sale April 03, 2019
Total Purchase Price \$119,000.00

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 of 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 4/3/19

Print Stephen Corey Nolen

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190408000113300 2/2 \$137.00
Shelby Cnty Judge of Probate, AL
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Form RT-1