

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)
SEND TAX NOTICE TO:
Cory Mason
2135 Hwy. 58
Helena, AL 35080

THIS INSTRUMENT PREPARED BY:
W. Eric Pitts, W. Eric Pitts, L.L.C. PO Box
280, Alabaster, AL 35007. No title opinion
requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that CMJW, LLC, an Alabama limited liability company (hereinafter "GRANTOR"), for and in consideration of the sum of **\$5,000.00**, to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to Cory Mason (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows:


Lot 4A, according to the Resurvey of Lot 4 Metrock Industrial Park, as recorded in Map Book 49, Page 24, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights or interests whatsoever.


TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, and to its successors and assigns forever.

GRANTOR HAS HERETO set its hand and seal by and through the undersigned on August 28, 2019.


CMJW, LLC



by Cory Mason
its Member 1 of 2



by Jerry Waid
its Member 2 of 2


20190828000316440 1/2 \$23.00
Shelby Cnty Judge of Probate, AL
08/28/2019 01:18:40 PM FILED/CERT

Shelby County, AL 08/28/2019
State of Alabama
Deed Tax: \$5.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Cory Mason and Jerry Waid, whose names as members of CMJW, LLC are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they, as such members and with full authority, executed the same voluntarily and as the act of said entity on the day and year set forth above.

GIVEN UNDER MY HAND, this the 28 day of August, 2019.



NOTARY PUBLIC; My Commission Expires: 3/20/23

SHARON D. HASSLER
NOTARY

My Comm. Expires 20-MAR 2023

ALABAMA STATE AT LARGE
PUBLIC

Real Estate Sales Validation Form

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

Grantor's Name CMJW LLC
Mailing Address 2135 Hwy 58
Helena AL 35080

Grantee's Name Cory Mason
Mailing Address 2135 Hwy 58
Helena AL 35080

Property Address 115 Metrock Circle
Helena AL 35080

Date of Sale 8/28/19
Total Purchase Price \$ 5000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20190828000316440 2/2 \$23.00
Shelby Cnty Judge of Probate, AL
08/28/2019 01:18:40 PM FILED/CERT

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 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 _____

Print W Eric Pitts

Unattested _____

Sign W Eric Pitts

(verified by)

(Grantor/Grantee/Owner/Agent) circle one