

This Instrument was Prepared by:

Send Tax Notice To: C & C Realty, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-20-26018

P.O. Box 1864
Alabaster, AL 35007

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thousand Dollars and No Cents (\$100,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **J. G. Properties, Inc.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **C & C Realty, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

A parcel of land being part of Lot 2 of Graham Fulton Springs Subdivision, as recorded in Map Book 49, Page 54, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

Commence at the SW corner of the NE 1/4 of the NE 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 89 degrees 11 minutes 17 seconds East for a distance of 591.35 feet to the POINT OF BEGINNING; thence North 41 degrees 50 minutes 05 seconds West for a distance of 235.54 feet; thence North 53 degrees 54 minutes 40 seconds East for a distance of 274.60 feet; thence South 36 degrees 16 minutes 43 seconds East for a distance of 383.91 feet; thence South 63 degrees 39 minutes 43 seconds West for a distance of 200.11 feet; thence North 53 degrees 32 minutes 31 seconds West for a distance of 125.54 feet; thence south 40 degrees 40 minutes 02 seconds West for a distance of 17.89 feet to the POINT OF BEGINNING.

\$100,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of February, 2020.



20200207000052230 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
02/07/2020 02:36:52 PM FILED/CERT

J. G. PROPERTIES, INC.

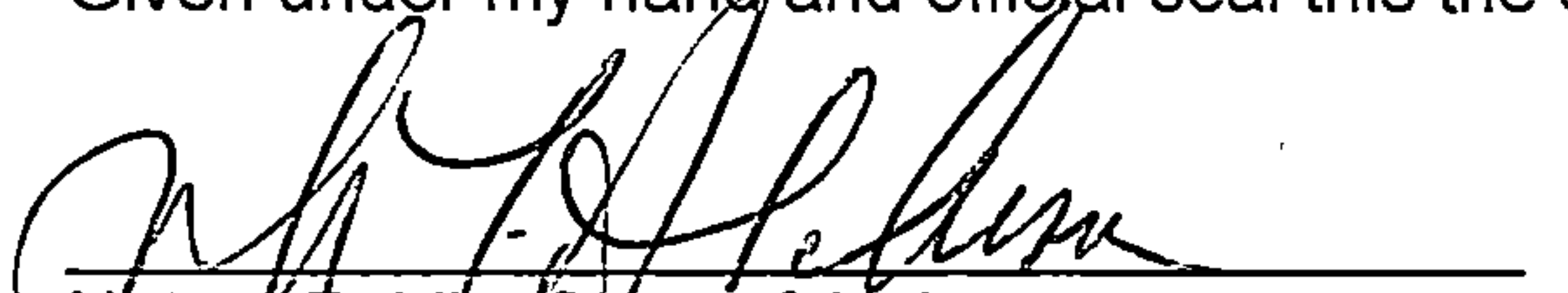
Jon G. Graham
By Jon G Graham
President

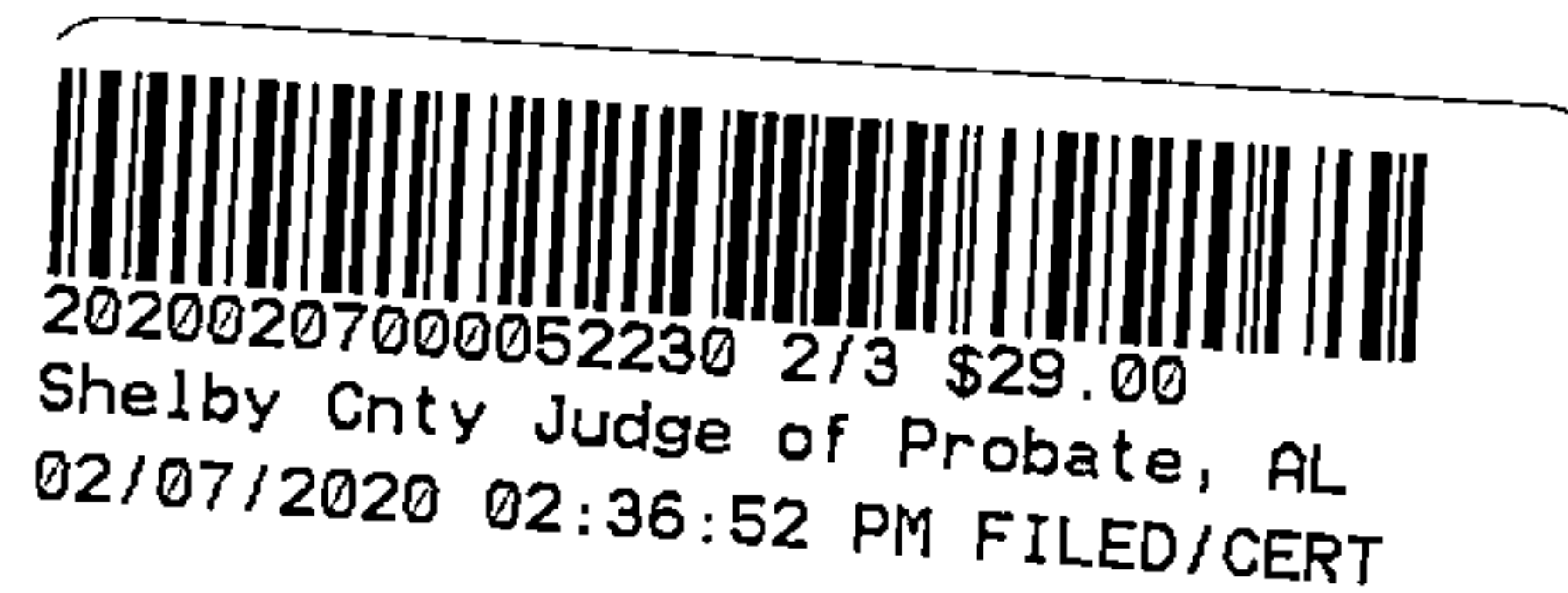
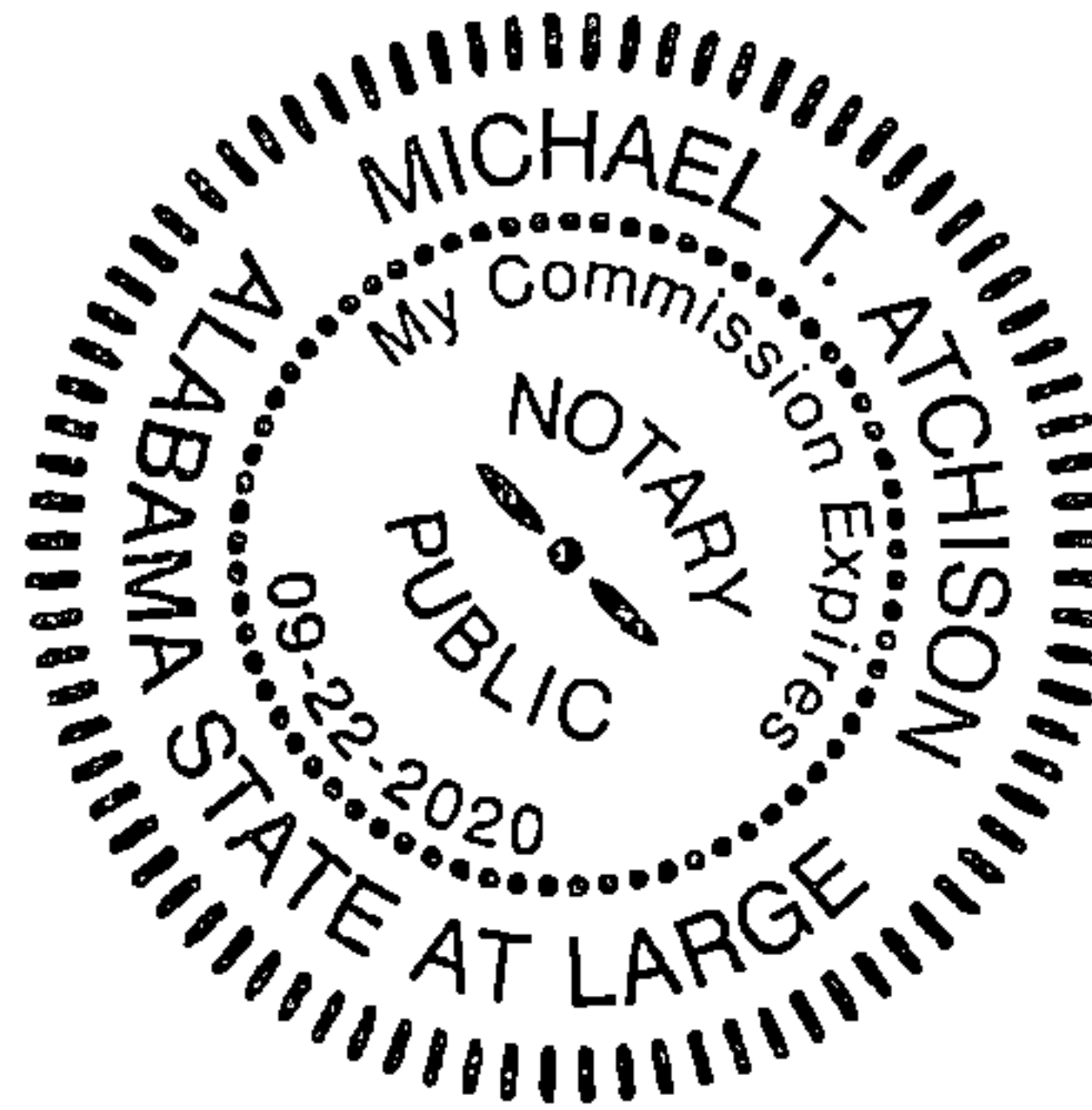
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Jon G. Graham as President of J. G. Properties, Inc. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 6th day of February, 2020.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020



Real Estate Sales Validation Form

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

Grantor's Name J. G. Properties, Inc.
Mailing Address 958 Hwy 202
Cathey, AL 35040

Grantee's Name C & C Realty, LLC
Mailing Address P.O. Box 1864
Alabaster, AL 35007

Property Address Alabaster, AL 35007

Date of Sale February 06, 2020
Total Purchase Price \$100,000.00

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	☐ 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 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 February 05, 2020

Print J. G. Properties, Inc.

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

20200207000052230 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
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Form RT-1