

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Laura A. Cruce and Philip D. Cruce, Jr.  
869 Highway 438  
Wilsonville, Alabama 35186

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

**On this August 28, 2020**, That for and in consideration of **FOUR HUNDRED FIFTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$457,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **JAG INVESTMENT STRATEGIES, LLC, an Alabama limited liability company**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **LAURA A. CRUCE and PHILIP D. CRUCE, JR.**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 2A, according to the Resurvey of Lots 2 and 3, Metzger Subdivision, as recorded in Map Book 51, Page 68, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2020 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 51, Page 68.
7. Easements, restrictions, and setback lines as shown on recorded map as set out in Map Book 40, Page 26.
8. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 133, Page 62; Instrument #1994-34846, and Instrument #20120209000048340.
9. Right of way granted to Colonial Pipeline as recorded in Deed Book 220, Page 925.
10. Easement to Joe McClanahan as shown in instrument recorded in Deed Book 263, Page 886.
11. Easement to Wade Johnson as shown in instrument recorded in Real Book 233, Page 504 and Real Book 237, Page 320.
12. Right of Way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument #20160224000057200 and Instrument #20160926000350340.
13. Less and except any part of subject property lying within the right of way of a public road.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

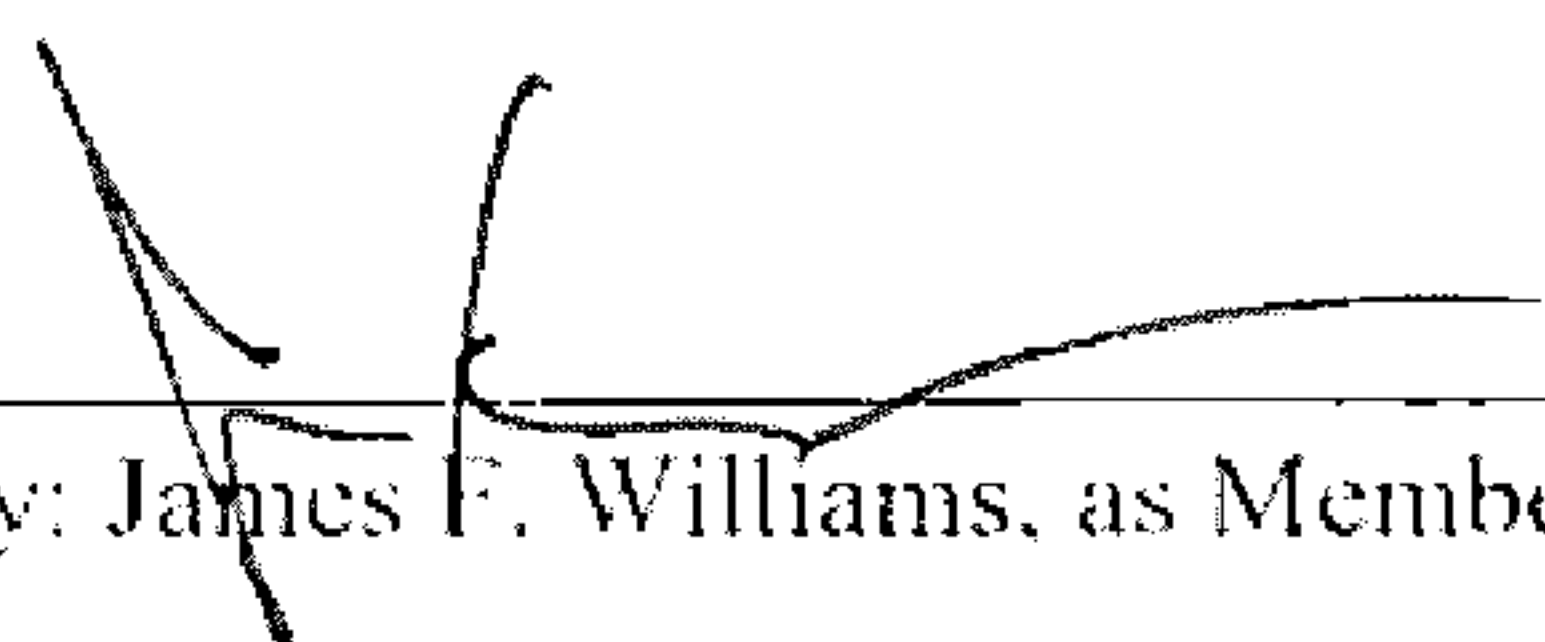
**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTOR**, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of August 28, 2020.

**GRANTOR:**

JAG Investment Strategies, LLC

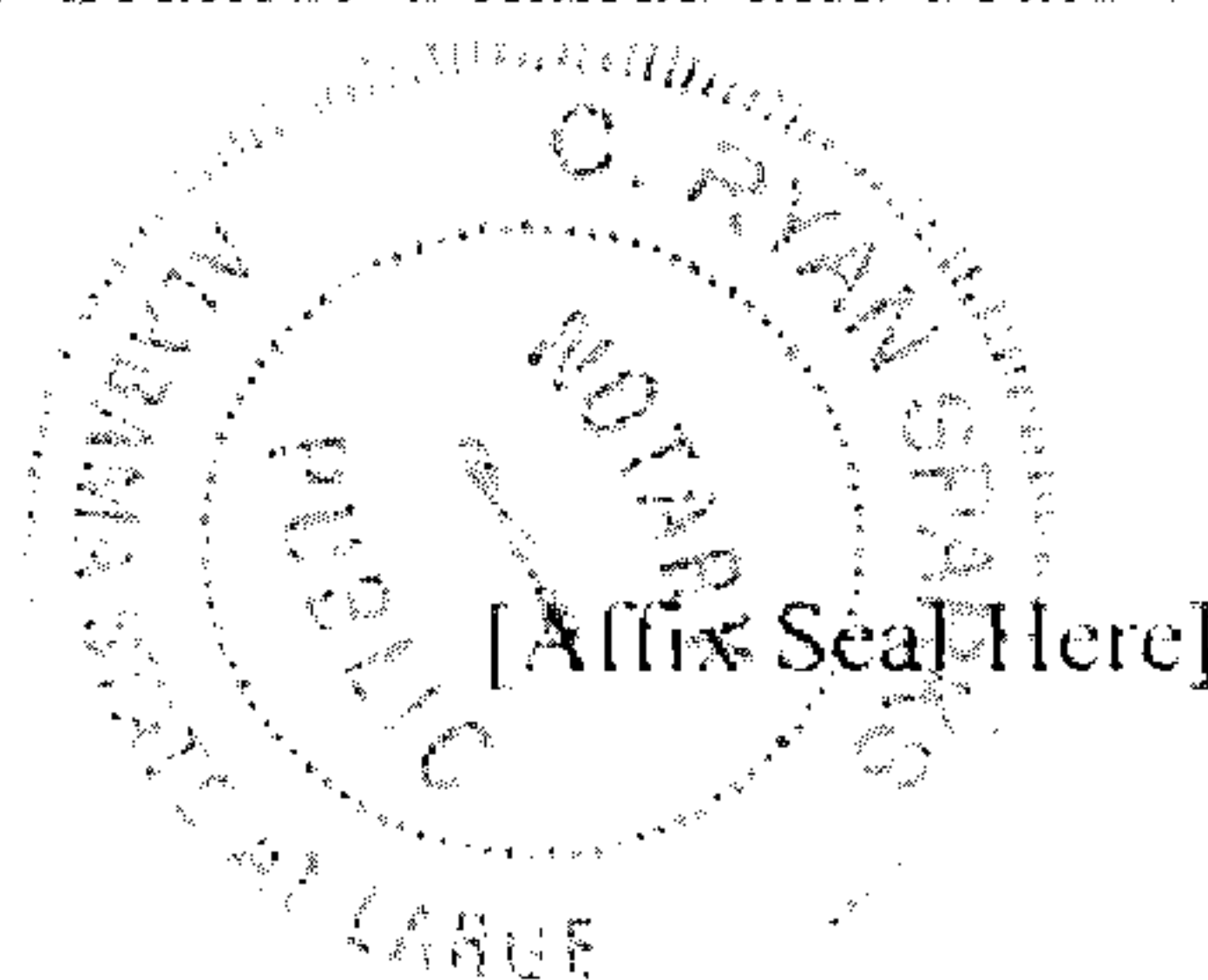
  
By: James F. Williams, as Member-Manager

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that James F. Williams as Member-Manager of and for JAG Investment Strategies, LLC, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, James F. Williams as Member-Manager of and for JAG Investment Strategies, LLC executed the same voluntarily with full authority as Member-Manager of said company, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of August 28, 2020.

  
C. Ryan Sparks, Notary Public  
My Commission Expires: December 10, 2023





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/31/2020 09:43:14 AM  
\$148.00 CHERRY  
20200831000381550

*Allen S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name JAG Investment Strategies, LLC  
Mailing Address \_\_\_\_\_  
349 Alta Vista Drive  
Chelsea, AL 35043

Grantee's Name Laura A. Cruce  
Mailing Address \_\_\_\_\_  
Philip D. Cruce, Jr.  
869 Highway 438  
Wilsonville, AL 35186

Property Address 869 Highway 438  
Wilsonville, AL 35186

Date of Sale 8/28/20  
Total Purchase Price \$ 457,500.00  
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 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 8/20/20

Print C. Ryan Sparks

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1