

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:
JAG Investment Strategies, LLC
1503 Hillsboro Lane
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

On this September 2nd, 2020, That for and in consideration of **EIGHTY THOUSAND FIVE HUNDRED EIGHTEEN AND NO/100 (\$80,518.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **MORENE PERRY, an unmarried person**, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **JAG INVESTMENT STRATEGIES, LLC**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 8 according to the Survey of Breckenridge Park, Royal Ridge Sector as recorded in Map Book 23, Page 96, Shelby County, Alabama records.

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 23, Page 96.
7. 25 foot building line on north side of Lot and 20 foot building line on south side of lot as shown on recorded map.
8. 7.5 foot easement on East side of lot and 10 foot easement on south side of lot as shown on recorded map.
9. Agreement as shown by instrument recorded in Real Volume 32, Page 204.
10. Restrictions and covenants appearing of record in Real Volume 45, Page 774.
11. Terms, agreements and Right of Way to Alabama Power Company recorded in Real Volume 69, Page 450.

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 Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 GRANTEE, and GRANTEE'S 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 September 3, 2020.

GRANTOR:

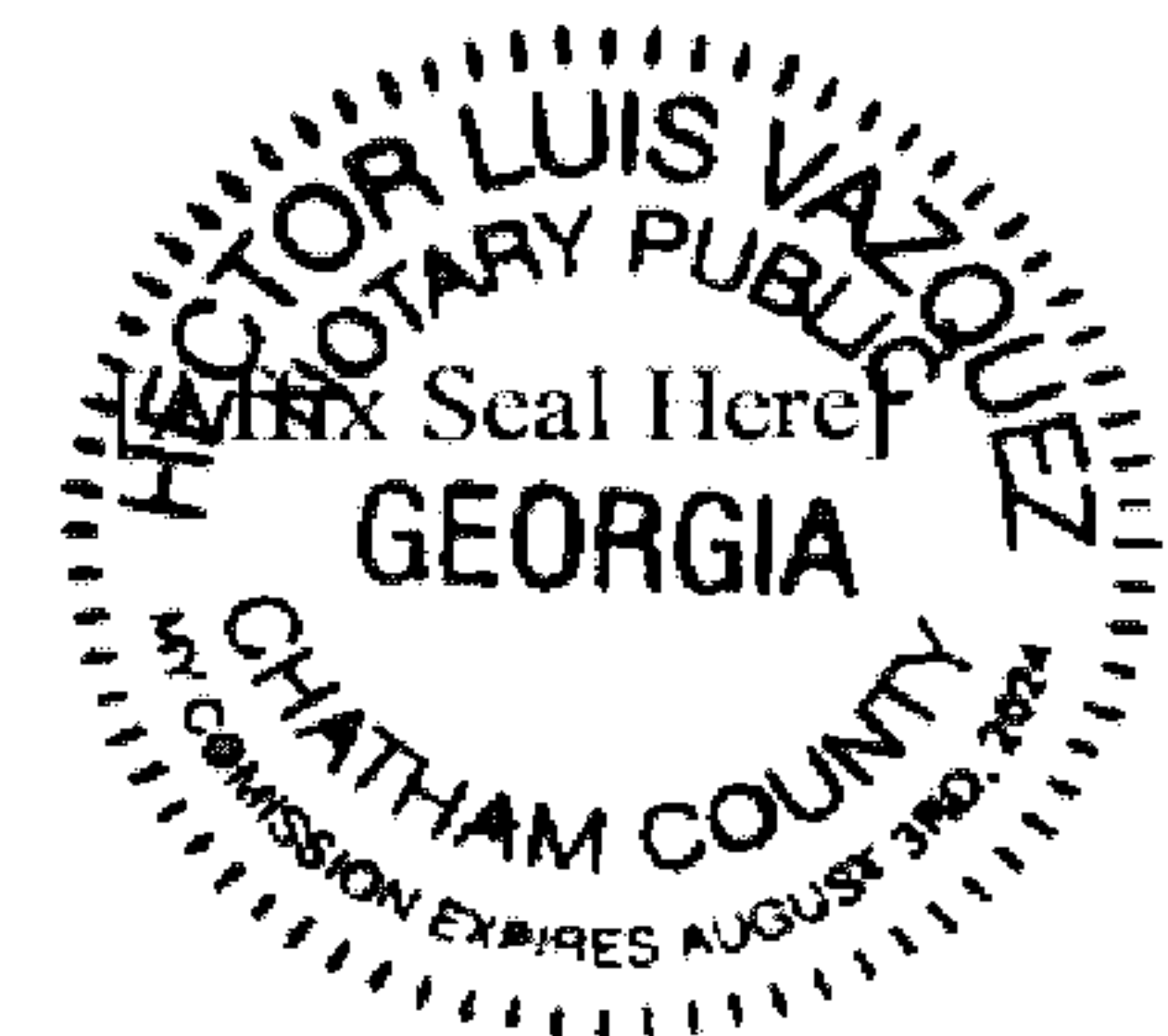
Morene Perry
Morene Perry

STATE OF Georgia
COUNTY OF CHATHAM

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Morene Perry, 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, Morene Perry executed the same voluntarily with full authority, 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 September 3, 2020.

Hector Vazquez
Hector Vazquez Notary Public
My Commission Expires: 8/3/24



Real Estate Sales Validation Form

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

Grantor's Name	<u>Morene Perry</u>	Grantee's Name	<u>JAG Investment Strategies, LLC</u>
Mailing Address	<u>1503 Hillsboro Lane</u> <u>Helena, AL 35080</u>	Mailing Address	<u>349 Alta Vista Drive</u> <u>Chelsea, AL 35043</u>
Property Address	<u>1503 Hillsboro Lane</u> <u>Helena, AL 35080</u>	Date of Sale	<u>9/4/20</u>
		Total Purchase Price	<u>\$ 80,518.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 9/4/20 Print C. Ryan Sparks

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/08/2020 01:07:17 PM
S109.00 CHERRY
20200908000398810

(verified by)

Allen S. Bayl