## 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:

DAL Properties, LLC 101 Kilkerran Lane Pelham, Alabama 35124

### WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

On this September 11, 2020, That for and in consideration of THIRTY NINE THOUSAND NINE HUNDRED AND N0/100 (\$39,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS JAG INVESTMENT STRATEGIES, LLC, an Alabama limited liability company, (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, DAL PROPERTIES, 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 701, according to the Final Plat of Kilkerran at Ballantrae, Phase I, as recorded in Map Book 33, Page 99, 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 33, Page 99.

**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 11, 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 September 11, 2020.

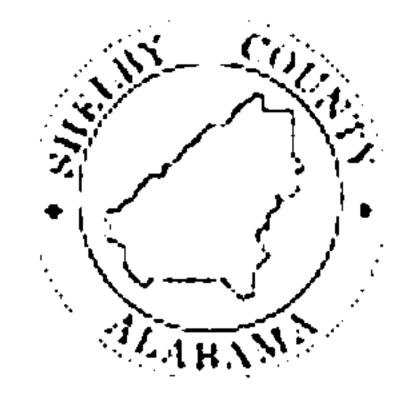
C. Ryan Sparks/Notary Public

My Commission Expires: December 10, 2023

[Affix Seal Here]

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www.



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County

Clerk Shelby County, AL 20200918000418610 09/18/2020 09:11:21 AM DEEDS 3/3

09/18/2020 09:11:21 AM \$68.00 MISTI 20200918000418610

# Real Estate Sales Validation Form

#### This Programmet must be filed in accordance with Pade of Alab

Grantor's Name	JAG Investment Strategies	rgance with Code of Alabama 19 Grantee's Name	
Mailing Address		Mailing Address	
	349 Alta Vista Drive		3112 Hwy 109
	Chelsea, AL 35043	<b>-</b>	Wilsonville, AL 35186
Property Address	101 Kilkerran Lane	Date of Sale	9/11/20
	Pelham, AL 35124	Total Purchase Price	\$ 39,900.00
		Actual Value	\$
		or Assessor's Market Value	\$
evidence: (check of William Sales Contraction Closing Stater	ne) (Recordation of document) t nent	this form can be verified in the entary evidence is not required.  Appraisal Other	ed)
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.			
		Instructions	
	d mailing address - provide to ir current mailing address.	he name of the person or pe	rsons conveying interest
Grantee's name an to property is being		the name of the person or pe	rsons to whom interest
Property address - the physical address of the property being conveyed, if available.			
Date of Sale - the d	late on which interest to the	property was conveyed.	
	e - the total amount paid for the instrument offered for re	the purchase of the property cord.	, both real and personal,
conveyed by the in:		This may be evidenced by an	both real and personal, being a appraisal conducted by a
excluding current uresponsibility of val	se valuation, of the property	·	·
accurate. I further useful the penalty indicates		tements claimed on this form	d in this document is true and may result in the imposition
Date <u> </u>		Print C. Ryan Sparks	
Unattested		Sign	
	(verified by)		e/Owner/Agent) circle one Form RT-1