

20201009000459130
10/09/2020 12:38:15 PM
DEEDS 1/4

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
International Jade Group Inc

9240 Hwy 25
Calera AL 35040

Know all men by these presents:

That in consideration of Fifty Thousand and No/100 Dollars (\$50,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Lee James Clayton , a married person Laura B Clayton, a single person** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **International Jade Group, INC** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Begin at the NE Corner of the SE1/4 of the SW 1/4 of Section 9, Township 24N, R-14E, and run West along the north line thereof 539.97 feet; thence 88 deg. 51 min. 30 sec. left and run 30.66 feet to the north line of a 60' (Gravel) County road Right of Way; thence continue along the last described course 60.00 feet to a point on the south line of said R/W, said line also being radial to a curve on said Right of Way; thence 90 degrees 00' right and run along said curve to the left (R=213.99) 129.48 feet, and the next 10 courses; thence continue along said R/W 55.70 feet to a curve to the left; thence run along said curve (R=238.83) 250.62 feet; thence continue along said R/W 101.64 feet to a curve to the left; thence run along said curve (R=338.15) 144.72 feet; thence continue 75.14 feet to a curve to the right; thence run along said curve (R=324.34) 212.44 feet; thence continue along said R/W 90.58 feet to a curve to the left; thence run along another curve (R=253.92) 171.71 feet; thence run along another curve to the left on said R/W (R=940.93) 204.02 feet; thence continue along said R/W 126.02 feet; thence 49 deg. 46. min. 55 sec. left and run 341.49 feet; thence 82 deg. 33 min. 29 sec. Left and run 1396.84 feet to the Point of Beginning. Containing 19.84 acres more or less, Right of Way included.

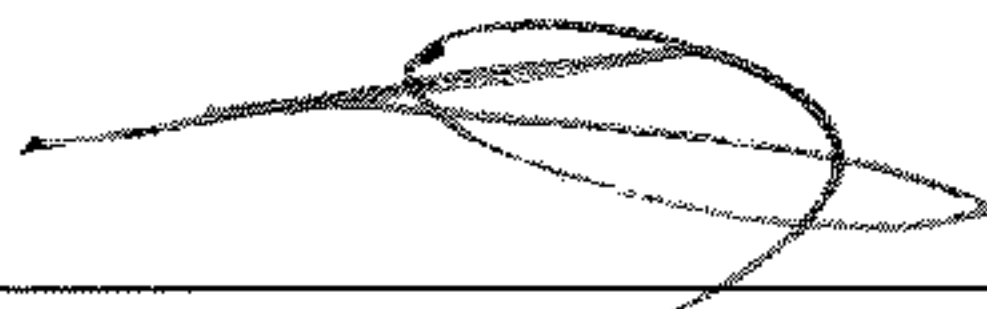
Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

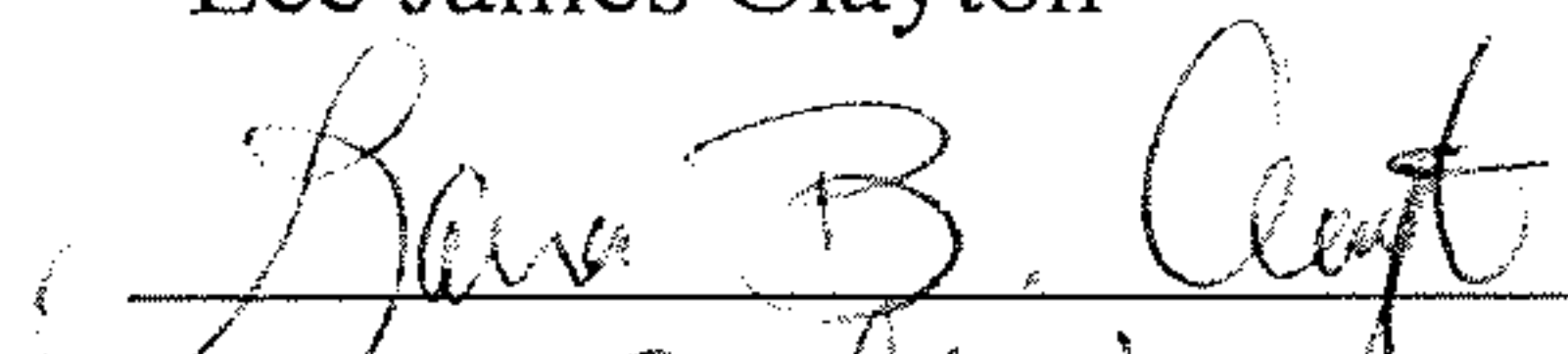
This is not the Homestead of the above Grantor nor his spouse

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 2nd day of September 2020.



Lee James Clayton



Laura B. Clayton

STATE OF Alabama

COUNTY Jefferson

General Acknowledgment

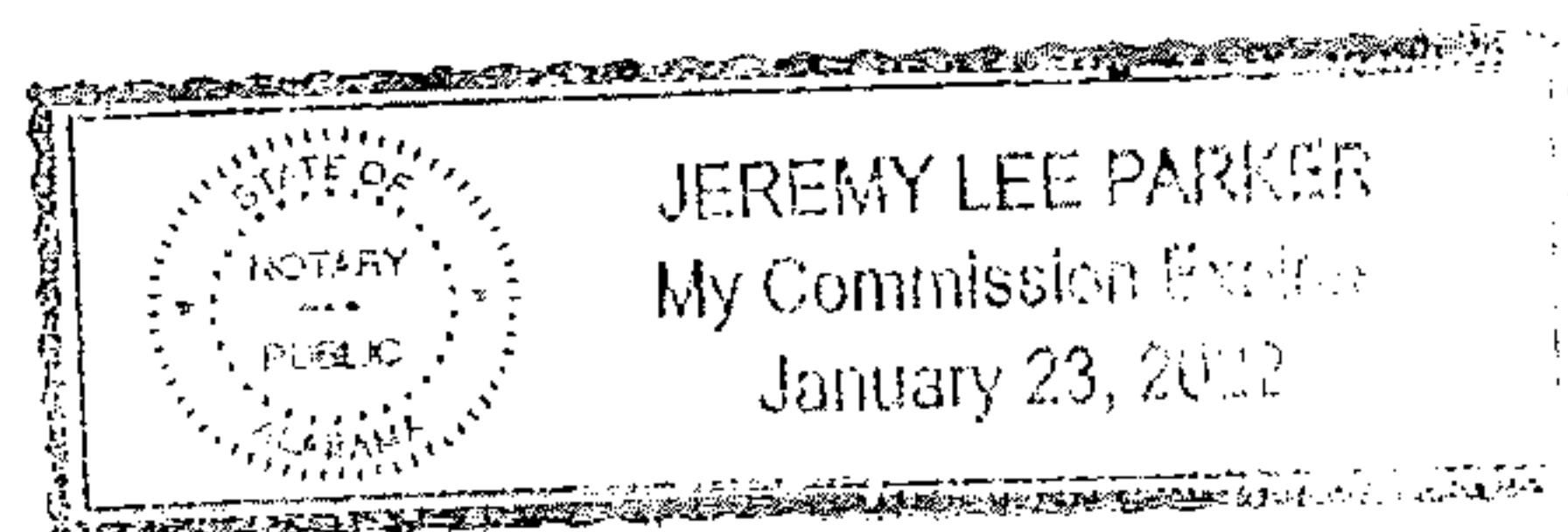
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Lee James Clayton whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of September, 2020.

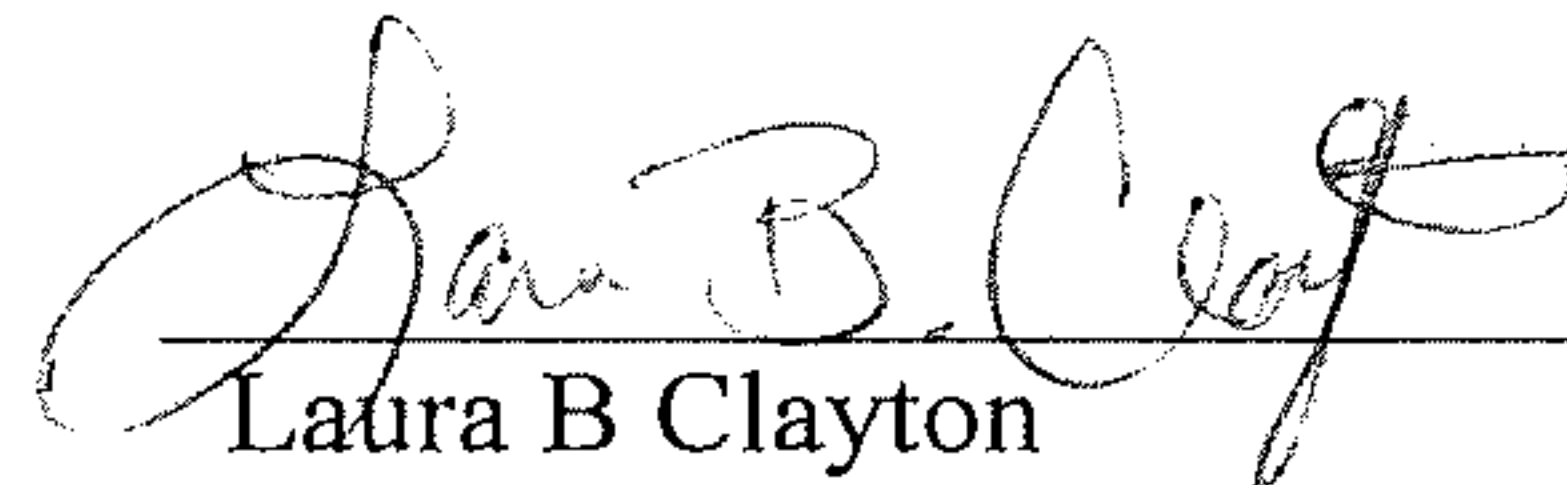


NOTARY PUBLIC

MY COMMISSION EXPIRES:



IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this ___ day of September 2020.



Laura B Clayton

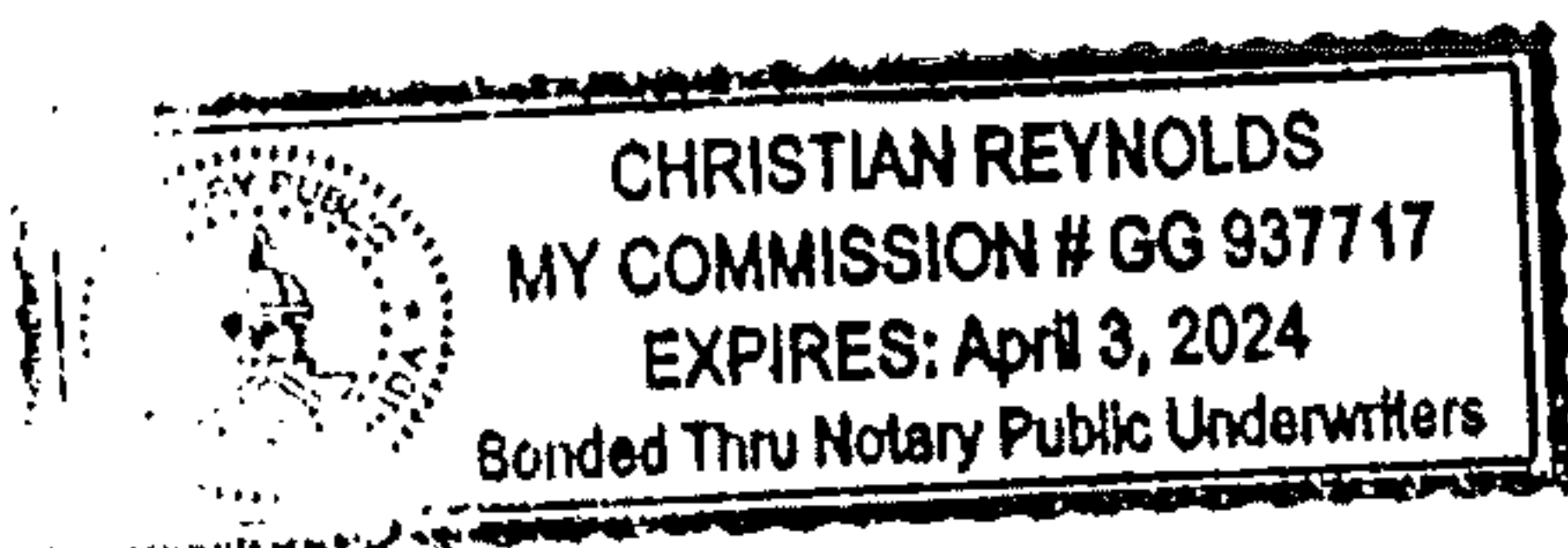
STATE OF FL

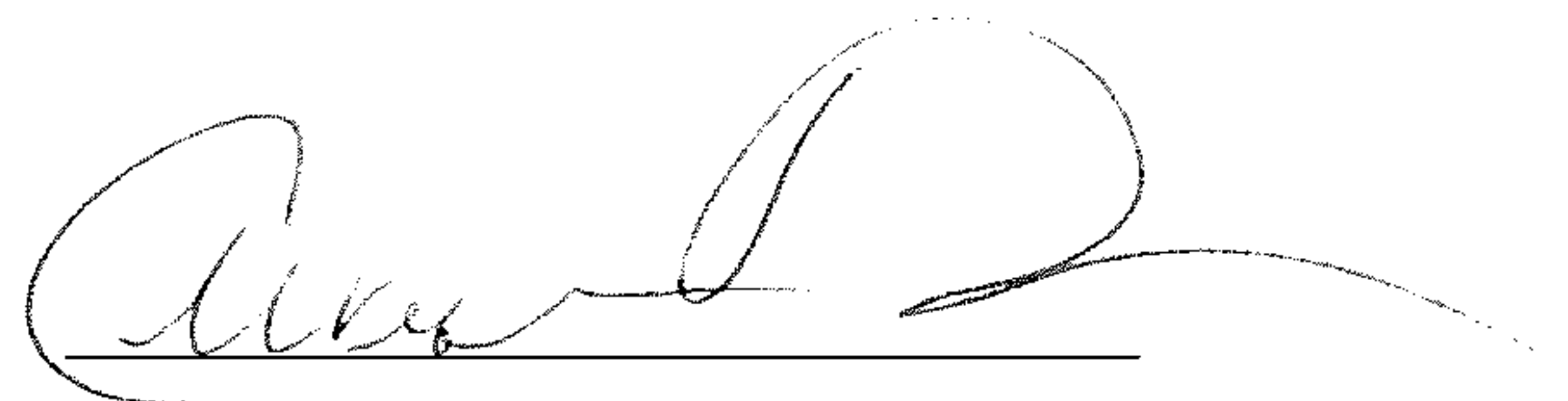
COUNTY OKALAWA

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Laura B Clayton whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of September, 20 20.





NOTARY PUBLIC

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216
2445 Hia

Real Estate Sales Validation Form

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

Grantor's Name	Lee James Clayton and Laura B Clayton	Grantee's Name	International jade group, INC
Mailing Address			
			9240 Hwy 25 Calera AL 35040
Property Address	2445 Hiawatha Rd Calera AL 35040	Date of Sale	September 3, 2020
		Total Purchase Price	\$50,000.00
		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 to
☒ 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: 9-3-2020

Print: Lee James Clayton

Sign:

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/09/2020 12:38:15 PM
 \$81.00 CHERRY
 20201009000459130

Allen S. Bayal