Shelby Cnty Judge of Probate, AL 10/16/2020 03:46:27 PM FILED/CERT

This instrument was prepared by: Ellis, Head, Owens, Justice & Arnold P O Box 587 Columbiana, AL 35051

Send Tax Notice to: JG Property Management & Land Dev., LLC 298 Hwy 62 Harpersville, AL 35078

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STATE OF ALABAMA	) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY	)

That in consideration of ONE AND NO/100------DOLLARS (\$1.00), to the undersigned grantor, JONATHAN GILL, a married man, (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 JG PROPERTY MANAGEMENT AND LAND DEVELOPMENT, LLC, (herein referred to as GRANTEE), the following real estate, situated in Shelby County, Alabama, described as follows:

The N ½ of SW ¼ of SE ¼, Section 21, Township 19 South, Range 2 East. LESS AND EXCEPT that parcel heretofore conveyed to Marvin W. Johnson and Martha Johnson, on December 7, 1979, as shown by deed recorded in Deed Book 323, Page 977, Judge of Probate of Shelby County, Alabama.

Subject to 2021 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

THIS PROPERY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTOR OR 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this /6/15 day of October, 2020.

onathan Gill

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jonathan Gill, who 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of October, 2020.

Notary Public

My Commission Expires: 9-12-23

## Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name: Jonathan Gill Grantee's Name: JG Property Management & Land Development, LLC Mailing Address <u>9293 Hwy 55</u> Mailing Address: 298 Hwy 62 Harpersville, AL 35078 Harpersville, AL 35078 Property Address: 360 Hwy 83 Date of Sale Harpersville, AL Total Purchase Price or Actual Value or Assessor's Market Value \$65,000.00 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) Shelby County, AL 10/16/2020 Bill of Sale State of Alabama Appraisal Deed Tax: \$65.00 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 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). Sign (Grantor/Grantee/Owner/Agent) circle one Unattested (Verified by)

Form RT-1

20201016000472830 2/2 \$90.00

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