

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
International Jade, LLC
9240 Hwy 25 Calera AL 35040

Know all men by these presents:

That in consideration of One Hundred Twenty Thousand and No/100 Dollars (\$120,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Wanda Davis, a _single person _** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **International Jade, LLC** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the intersection of the West boundary of SW ¼ of NE ¼ of Section 4, Township 24, Range 13 East, with the South boundary line of the right-of-way of State Highway No. 25; thence run in a Southerly direction along the West boundary of said SW ¼ of NE ¼ 125 feet; thence run in an Easterly direction and parallel with the South boundary of the right of way of said State Highway No. 25, 200 feet; run thence North parallel with the West boundary of said SW ¼ of NE ¼, 125 feet to the South boundary of right of way of said State Highway No. 25; run thence in a Westerly direction along the South boundary of the right of way of said State Highway No. 25, 200 feet to the point of beginning, being in the N ½ of SW ¼ of NE ¼ of Section 4, Township 24, Range 13 East, Shelby County, Alabama.

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

Subject to Mineral and Mining rights of record.

\$110,000.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

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 18th day of December 2020.

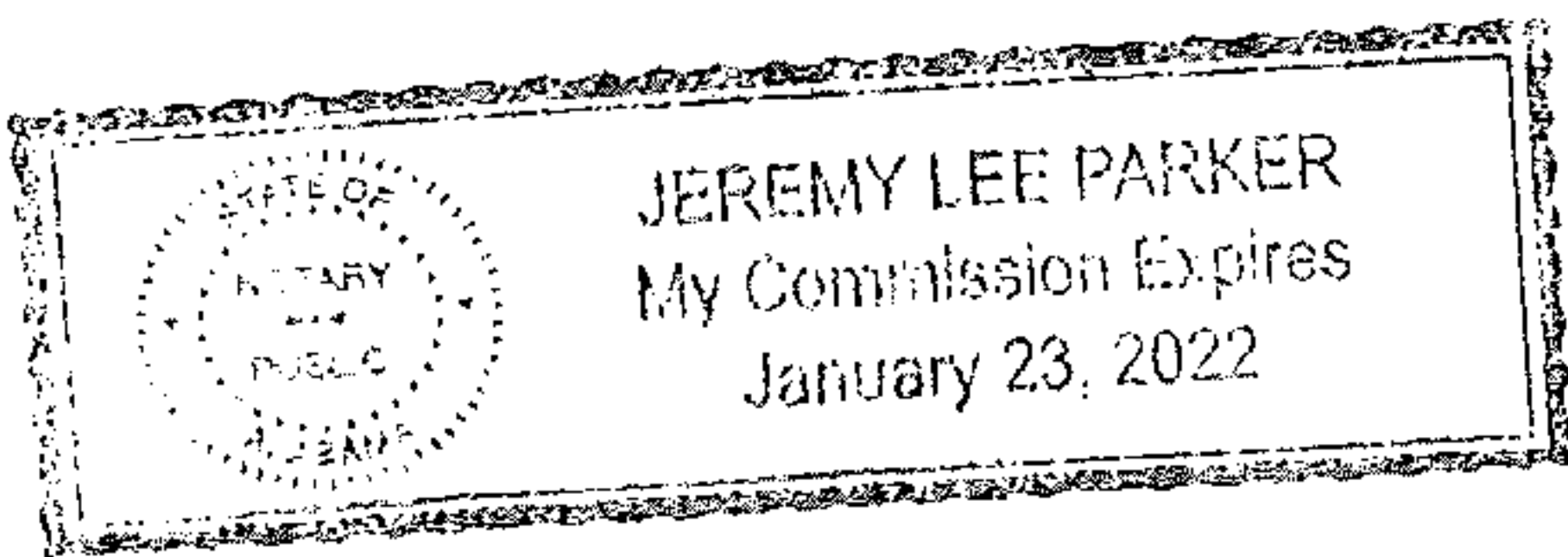
Wanda Davis
Wanda Davis

STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Wanda Davis 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 18th day of December, 2020.



~~NOTARY PUBLIC~~
~~MY COMMISSION EXPIRES:~~

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

Real Estate Sales Validation Form

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

Grantor's Name	Wanda Davis	Grantee's Name	Jade International, LLC
Mailing Address	8930 State Hwy 25 Calera AL 35040		8930 Hwy 25 Calera AL 35040
Property Address	8930 State Highway 25 Calera AL 35040	Date of Sale	December 15, 2020
		Total Purchase Price	\$120,000.00
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$135,500/\$67,750

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: December 18, 2020

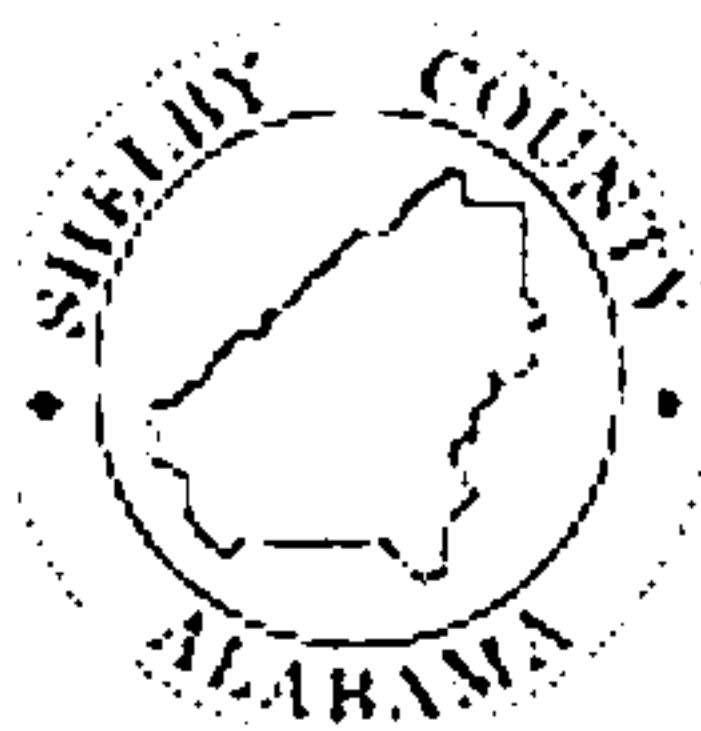
(verified by)

Print: Wanda Davis

Sign: *Wanda Davis*

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/18/2021 02:38:20 PM
 \$38.00 CHARITY
 20210218000082900

Allen S. Bayl