

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

Send Tax Notice To: James G. Cheatham, Jr.  
Jessica R. Cheatham,  
100 Glenstone DR  
Columbiana AL 35051

File No.: S-21-26881

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH  
REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Thirteen Thousand Six Hundred Eighty Eight Dollars and Seventy Five Cents (\$313,688.75)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **JAG Investment Strategies, LLC**, (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 **James G. Cheatham, Jr. and Jessica R. Cheatham,**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

Lot 1, Glenstone Cottages, as recorded in Map Book 38, Page 48, in the Probate Office of Shelby County, Alabama.

**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Members, James F. Williams and Lara G. Williams, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of February, 2021.

JAG INVESTMENT STRATEGIES, LLC

James F. Williams  
Member

Lara G. Williams  
Member

State of Alabama

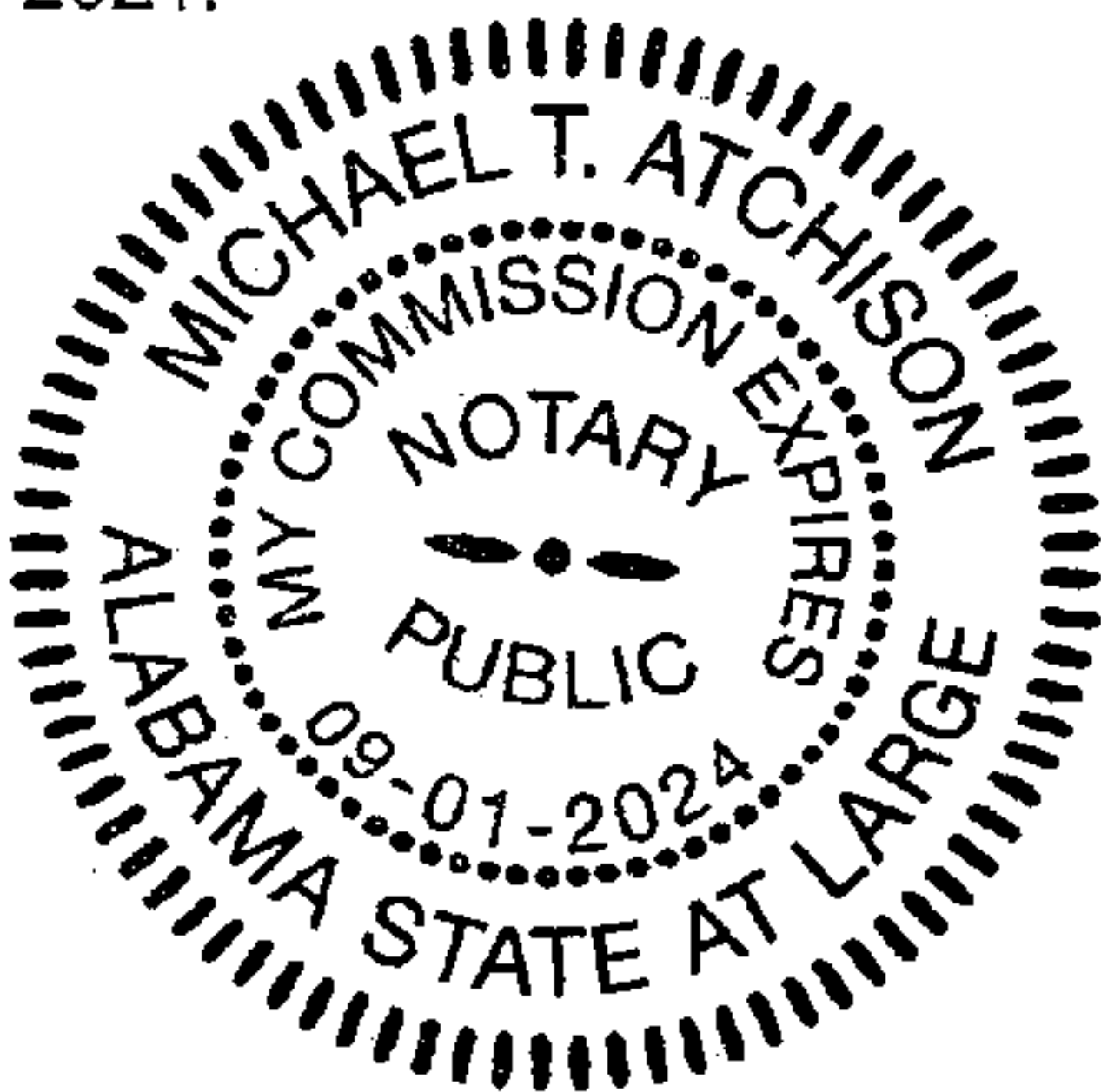
County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that James F. Williams and Lara G. Williams as Members of JAG Investment Strategies, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 25th day of February, 2021.

Notary Public, State of Alabama

My Commission Expires: 9-1-24



Real Estate Sales Validation Form

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

Grantor's Name	JAG Investment Strategies, LLC	Grantee's Name	James G. Cheatham, Jr. Jessica R. Cheatham,
Mailing Address	349 ALTA VISTA DR CHELSEA, AL 35043	Mailing Address	100 Glenstone Dr Columbiana, AL 35051
Property Address	100 Glenstone Dr. Columbiana, AL 35051	Date of Sale	February 25, 2021
		Total Purchase Price	\$313,688.75
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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.

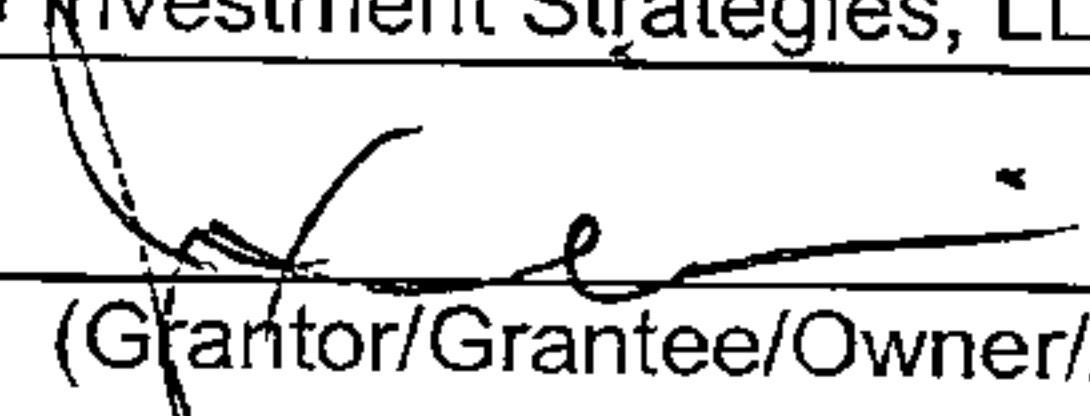
Date of Sale - the date on which interest to the property was conveyed.

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.

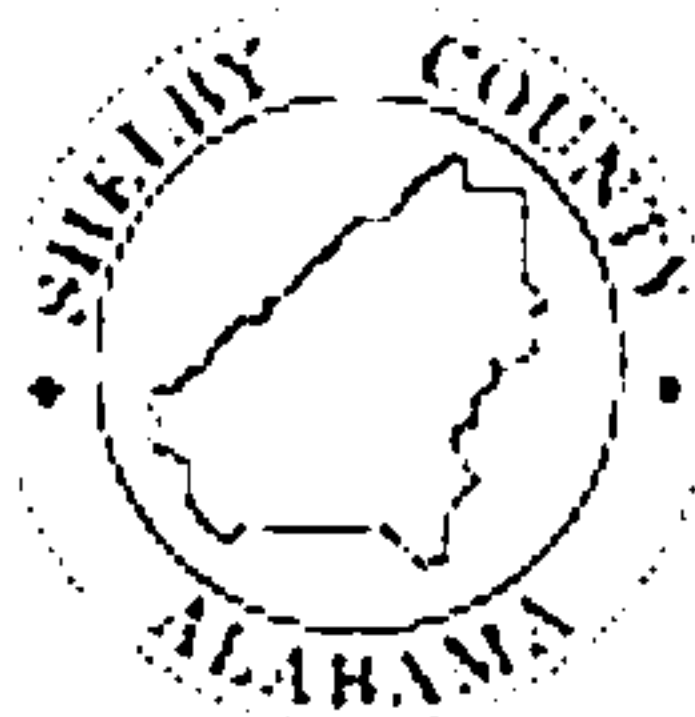
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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	February 25, 2021	Print	JAG Investment Strategies, LLC
Unattested		Sign	
	(verified by)		(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  
02/26/2021 01:03:58 PM  
\$339.00 CHARITY  
20210226000097930

Allen S. Bayl