

This Instrument was Prepared by:

Send Tax Notice To: Derrick J. *McGuffie*
April D. Smith

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

File No.: 244534

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 **Two Hundred Seventy Five Thousand Dollars and No Cents (\$275,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **JG Property Management and Land Development, 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 **Derrick J. McGuffie and April D. Smith**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

The N 1/2 of SW 1/4 of SE 1/4, 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.

\$270,019.00 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 *Managing Member* who is/are authorized to execute this conveyance, has hereto set its signature and seal, this ~~the~~ 24th day of June, 2022.

JG PROPERTY MANAGEMENT AND LAND
DEVELOPMENT, LLC

[Signature]
By Jonathan Gill
Managing Member

State of Alabama

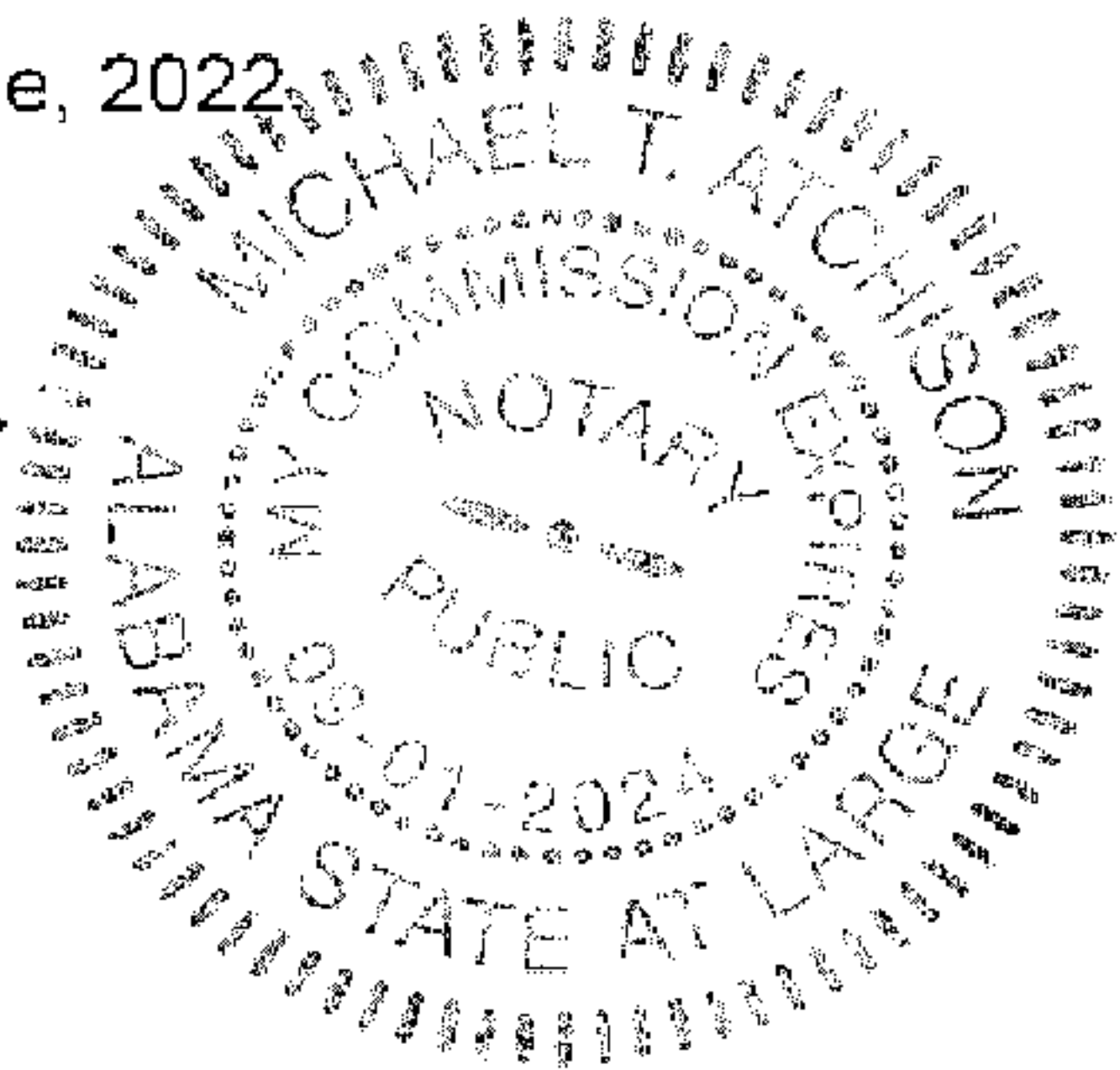
County of Shelby

I, *Michael T. Atchison*, a Notary Public in and for said County in said State, hereby certify that Jonathan Gill as Managing Member of JG Property Management and Land Development, 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 24th day of June, 2022

[Signature]
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 JG Property Management and Land Development, LLCMailing Address 218 Hwy 62
Harpersville, AL 35078Property Address 360 Highway 83
Harpersville, AL 35078Grantee's Name Derrick J. McGuffie
April D. SmithMailing Address 360 Hwy 83
Harpersville, AL 35078Date of Sale June 24, 2022Total Purchase Price \$275,000.00

or

Actual Value _____

or

Assessor's Market Value _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/24/2022 10:46:30 AM
 \$30.00 BRITTANI
 20220624000252710

Ann S. Boyd

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
☐ 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 June 20, 2022Print JG Property Management and Land Development, LLCUnattestedSign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)