

20210701000319810
07/01/2021 11:35:17 AM
DEEDS 1/2

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Dustin R. Pratt
~~232 Hwy 270~~
~~Maylene, AL 35114~~
1426 Willow Creek Pkwy
Alabaster, AL 35007

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

JBL Holdings LLC, an Alabama Limited Liability Company, whose mailing address is:

419 Meadowlark Place, Alabaster, AL 35007

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Dustin R. Pratt, whose mailing address is: 1426 Willow Creek Pkwy., Alabaster, AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 232 Hwy 270, Maylene, AL 35114** to-wit:

COMMENCE AT THE SE CORNER OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY ALABAMA; THENCE RUN N 89-32'28" W, ALONG THE SOUTH LINE OF SAID SECTION FOR 342.00' TO THE POINT OF BEGINNING; THENCE RUN N 00-25'38" W FOR 19.83' TO A 1/2" REBAR; THENCE RUN N 00-49'15" E FOR 113.84' TO A 1/2" REBAR; THENCE RUN S 89-10'50" E FOR 20.00' TO A 1/2" REBAR; THENCE RUN N 03-13'25" E FOR 100.00'; THENCE RUN S 89-21'47" W FOR 94.99' TO A CAP REBAR; THENCE RUN S 01-38'03" W, LONG THE EAST RIGHT OF WAY LINE OF BRANTLEYVILLE ROAD, FOR 208.71' TO A PK NAIL; THENCE RUN S 01-04'32" W FOR 21.93' TO THE SOUTH LINE OF SAID SECTION 8; THENCE RUN N 89-14'40" E ALONG SAID SECTION LINE FOR 76.48' TO SAID POINT OF BEGINNING.

Subject to: All easements, restrictions and rights of way of record.

\$60,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed 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 the 20th day of May, 2021.

JBL HOLDINGS LLC

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Ken Lindsey
Managing Member

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Ken Lindsey, Managing Member of JBL Holdings LLC, whose name 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 he/she/they has/have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 20th day of May, 2021.

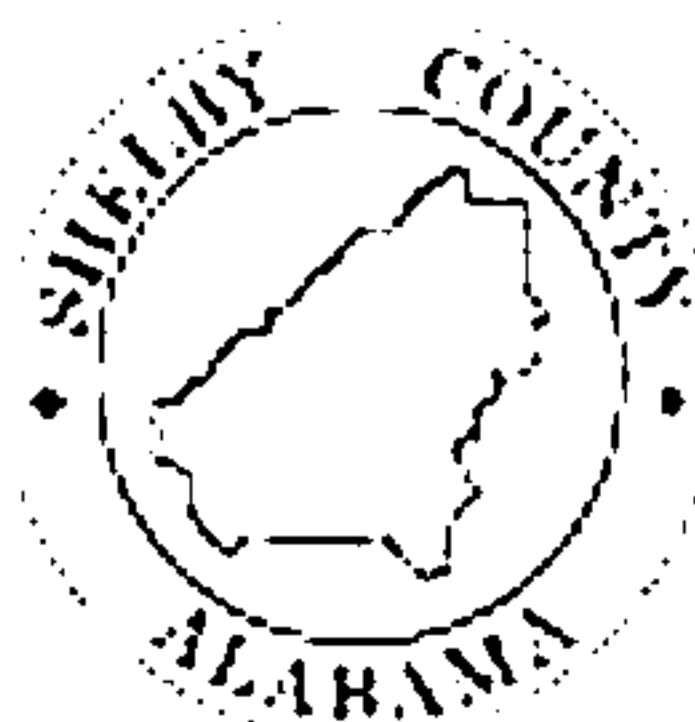
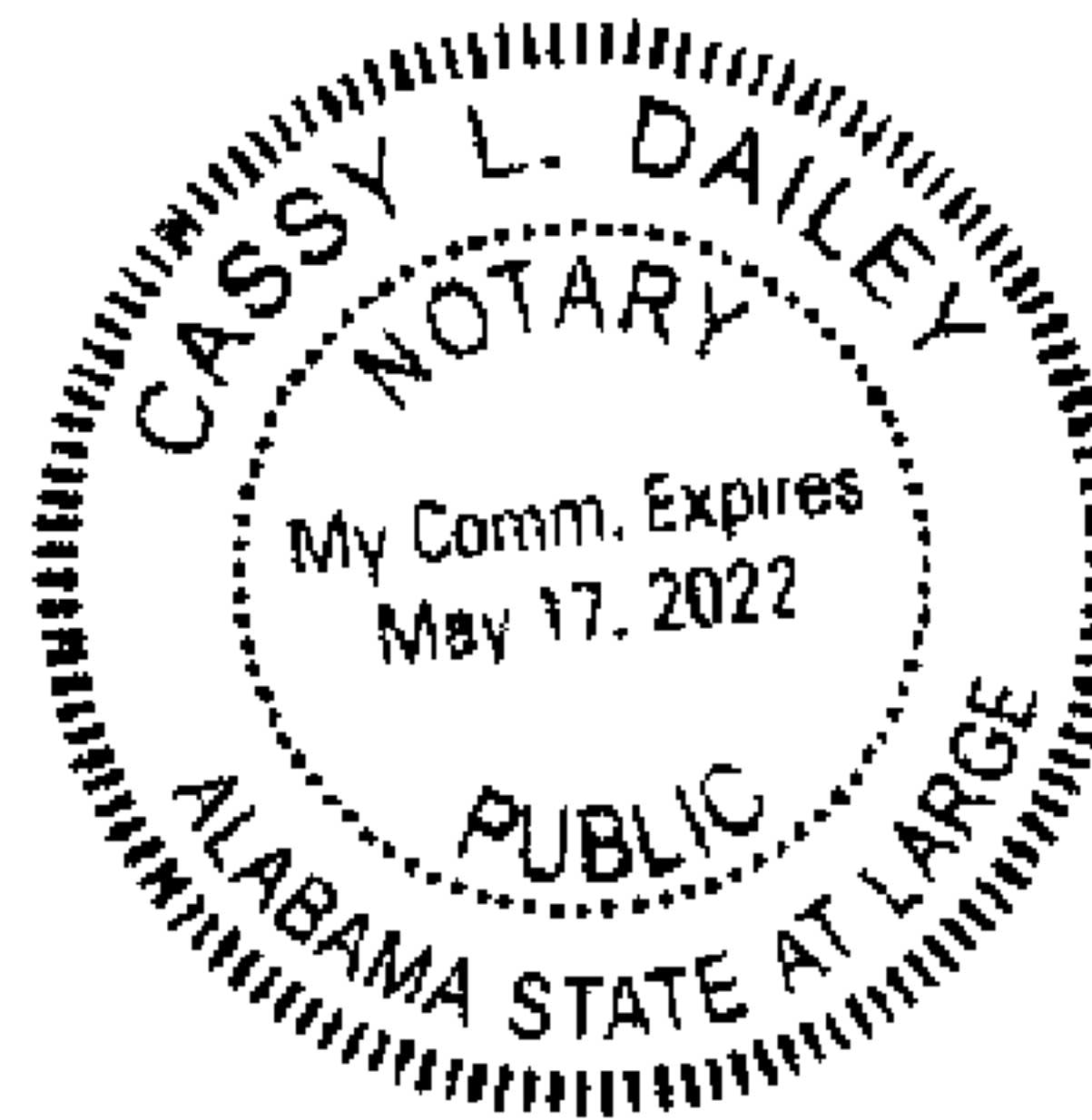


Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2021 11:35:17 AM
\$40.00 JOANN
20210701000319810

