

20210823000409180
08/23/2021 08:35:43 AM
DEEDS 1/2

This Instrument was Prepared by:
Marcus Hunt
South Oak Title, LLC
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243
File No.: 21-0001J

Send Tax Notice To: BAF 3, LLC, a Delaware Limited Liability
Company
5001 Plaza on the Lake, Suite 200
Austin, TX 78746

WARRANTY DEED

State of Alabama

County of Shelby

KNOW ALL THESE PRESENTS, that in consideration of the sum of One Hundred Eighty Five Thousand Dollars and No Cents (\$185,000.00) and other good and valuable consideration to the undersigned Grantor, in had paid by the Grantee herein, the receipt of which is acknowledged, the undersigned, **Jabco Properties LLC**, whose address is PO Box 5116, Brandon, MS 39047, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **BAF 3, LLC, a Delaware Limited Liability Company**, whose address is 5001 Plaza on the Lake, Suite 200, Austin, TX 78746, (herein referred to as GRANTEE) the following described real estate, situated in Shelby, County, Alabama , the address of which is 2013 King Arthur Circle, Alabaster, AL 35007; to wit:

All of the interest of the parties of the first part in and to the following described property, to-wit:

Lot 17-A, according to the Survey of Spring Gate, Sector One, Phase Four First Addition, as recorded in Map Book 23, Page 134, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject, however, to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land; encroachments or other matters or defects shown by a survey of said property.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever together with every contingent remainder and right of reversion.

And said GRANTOR does, for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except ad valorem taxes for 2021 and subsequent years, and easements and restrictions of record, unless otherwise stated above; that it has good right to sell and convey the same aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims all persons.

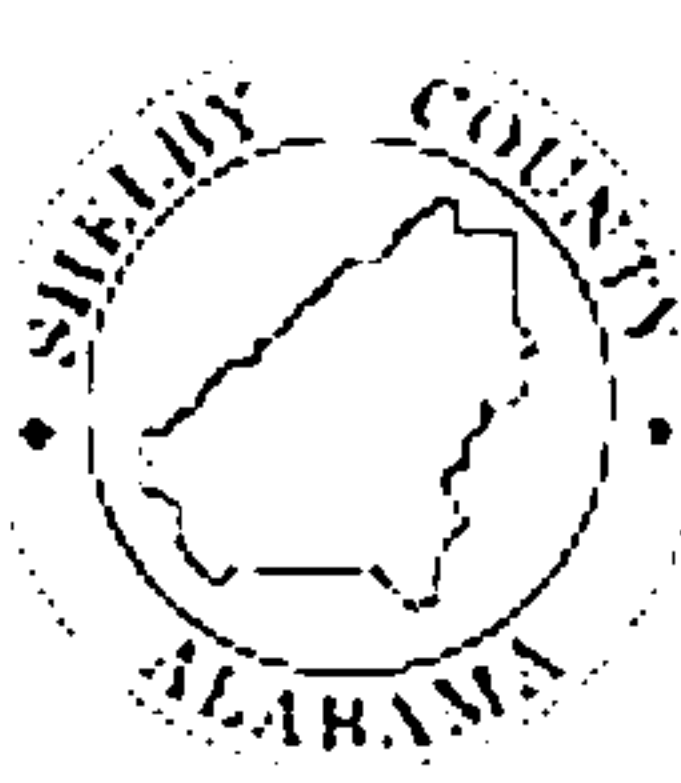
IN WITNESS WHEREOF, the said Grantor hereunto set its hand and seal this the 27th day of July 2021

JABCO PROPERTIES LLC
Angie Breaux
Angie Breaux
Managing Partner

State of Mississippi
County of Hinds

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Angie Breaux, whose name as Managing Member of Jabco Properties 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.

Misti A. Britton
Notary Public, State of Mississippi
My Commission Expires Aug. 11, 2024
HINDS COUNTY



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/23/2021 08:35:43 AM
\$210.00 KIMBERLY
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Allen S. Bayl