



20150514000160950 1/3 \$813.00
Shelby Cnty Judge of Probate, AL
05/14/2015 02:55:32 PM FILED/CERT

WARRANTY DEED

**STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY ***

That in consideration of Ten Dollars & 00/100-----(\$10.00) to the undersigned grantor, **B&J Enterprises, L.L.P.**, an Alabama Limited Partnership (herein referred to as Grantor) and **Robert L. McKay and Jewel M. McKay as the sole partners of B&J Enterprises, L.L.P.**, an Alabama Limited Partnership that has been cancelled, 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 **B&J Associates, L.L.C.** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

A parcel of land located in the NW 1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

A portion of Tract 7, of the Jessica Ingram Survey, as recorded in Map Book 3, page 54, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of said Lot 7 and run in an Easterly direction along the North line of said Lot 7 a distance of 557.40 feet to a point; thence turn a left interior angle of 92°54'42" and run parallel to the West line of said Lot 7 a distance of 135.27 feet to a point; thence turn a left interior angle of 87°04' 26" and run parallel to the South line of said Lot 7 a distance of 557.41 feet to a point on the West line of said Lot 7; thence turn a left interior angle of 92°55' 34" and run along the West line of said Lot 7 a distance of 135.13 feet to the point of beginning, making a closing left interior angle of the first described course of 87°05'18".

ALSO, a parcel of land 30 feet wide to be used as an access easement, described as follows:

Commence at the Southwest corner of said Lot 7, and run in a Northerly direction along the West line of said Lot 7 a distance of 30.04 feet to the Southwest corner of the above described parcel of land; thence turn a left interior angle of 87°04' 26" and run along the South line of the above described parcel of land a distance of 557.41 feet to the Southeast corner of said described parcel; thence turn a left interior angle of 92°55' 34" and run a distance of 30.04 feet to a point on the South line of said Lot 7; thence turn a left interior angle of 87°04' 26" and run along the South line of said Lot 7 a distance of 557.41 feet to the point of beginning of the herein described 30 foot wide access easement making a closing left interior angle of 92°55' 34"; being situated in Shelby County, Alabama.

All being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND PREPARED BY INFORMATION SUPPLIED BY THE GRANTORS

Subject to an existing mortgages to BancorpSouth Bank recorded in Instrument Numbers: 3/27/2000-09651, 20031106000739890 & 20051013000533710, in the Office of the Judge of Probate of Shelby County, Alabama

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

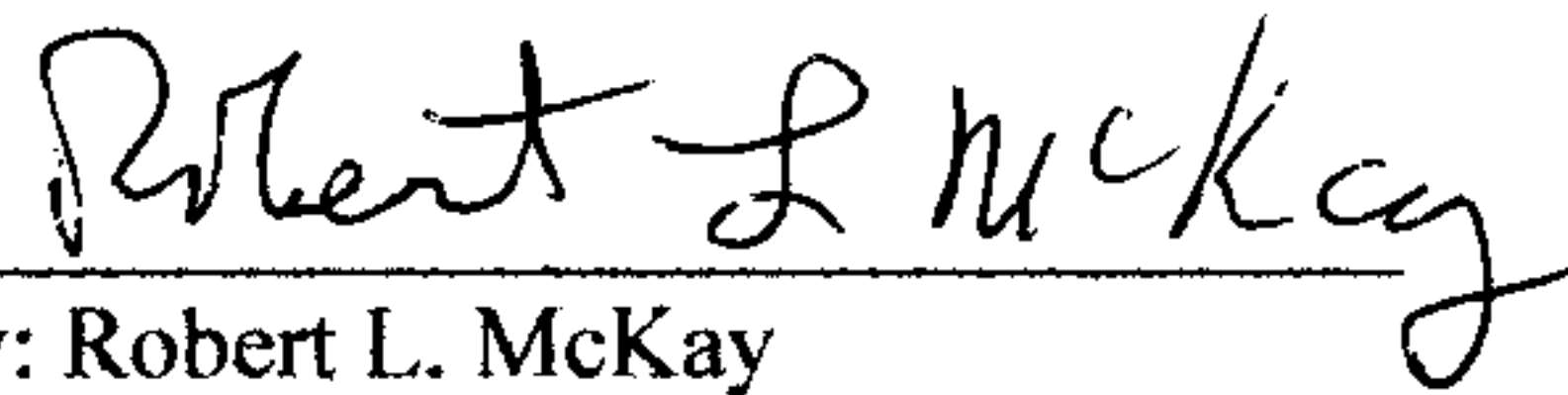
And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises,

Shelby County, AL 05/14/2015
State of Alabama
Deed Tax:\$793.00

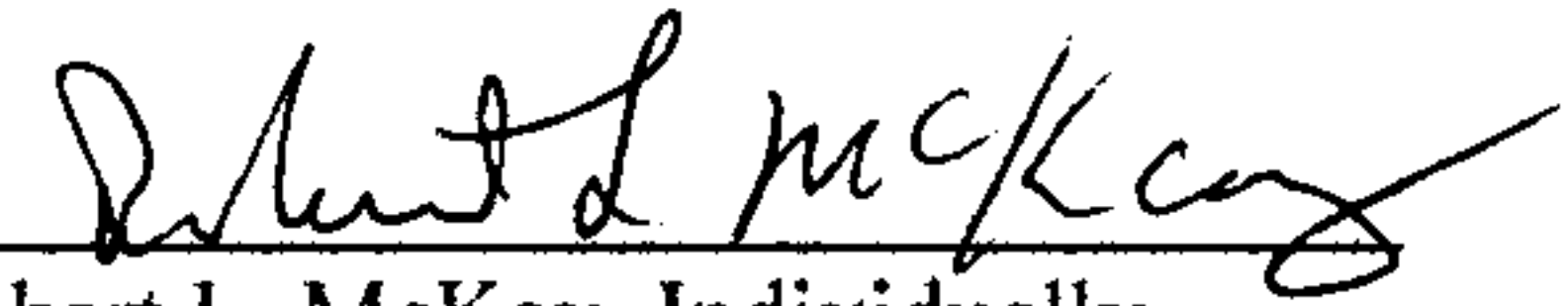
that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

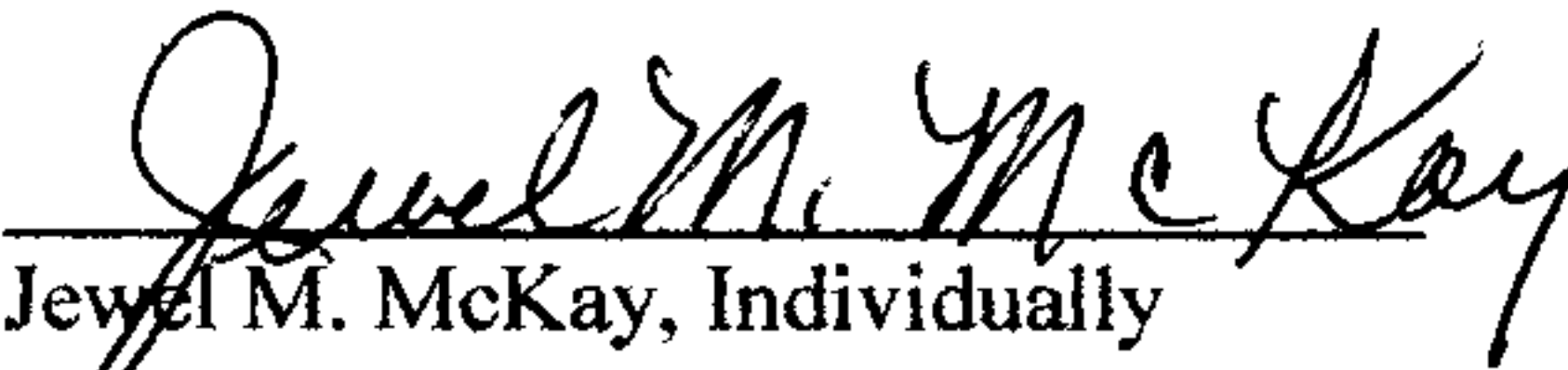
IN WITNESS WHEREOF, the said Grantor, by its General Partner who is authorized to execute this conveyance, has hereto set its signature and seal, this the ____ day of May, 2015.

B&J Enterprises, L.L.P
An Alabama Limited Partnership


By: Robert L. McKay
Its: General Partner


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Robert L. McKay, Individually


Jewel M. McKay, Individually

STATE OF ALABAMA* General Acknowledgment
SHELBY COUNTY*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert L. McKay, whose names as General Partner of B&J Enterprises, L.L.P, an Alabama Limited Partnership (Cancelled) whose name is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, he/she/they as such members, and with full authority, executed the same voluntarily for and act as said Limited Liability Company.

Given under my hand and official seal, this 14th day of May, 2015.

September 30, 2016
My Commission Expires:


Notary Public

STATE OF ALABAMA* General Acknowledgment
SHELBY COUNTY*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert L. McKay and Jewel M. McKay as the sole partners of B&J Enterprises, L.L.P.**, an Alabama Limited Partnership that has been cancelled, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, and with full authority, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14th day of May, 2015.

September 30, 2016
My Commission Expires


Notary Public

This instrument was prepared by:
Bobby J. Hornsby, Attorney
2010 Old Springville Road, Suite 100
Birmingham, AL 35215
205-856-1000

Send Tax Notice To:
B&J Associates, LLC
57 Glynn Hollow Circle
Columbiana, AL 35051

Real Estate Sales Validation Form

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

Grantor's Name Bd J Enterprise LLP
Mailing Address 57 Glynn Hollow Cir
Columbiana, AL 35051

Grantee's Name Bd J Associates LLC
Mailing Address 57 Glynn Hollow Cir
Columbiana, AL
35051

Property Address 7059 Meadows Lane Dr
Birmingham, AL
35242

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$792,970

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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 _____

Print

Robert L McKay

☒ Unattested

Karen Molson
(verified by)

Sign

Robert L McKay
(Grantor/Grantee/Owner/Agent) circle one