

20160125000025070
01/25/2016 02:44:51 PM
QCDEED 1/6

TRANSFEROR: B & J Enterprises, L.L.P., Robert L. McKay and Jewel M. McKay General Partnership & Robert L. McKay, individually, and Jewel M. McKay, individually <u>57 Glyn Hallow Circle</u> <u>Columbiana, AL 35051</u>	Property Address: <u>7059 Meadow Lake Drive</u> <u>Birmingham, AL 35242</u> Actual Value: \$ <u>302,000.00</u> Value Verification: <u>see deed below</u>
TRANSFeree: B & J Associates, LLC <u>57 Glyn Hallow Circle</u> <u>Columbiana, AL 35051</u>	

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
B & J Associates, LLC
57 Glyn Hallow Circle
Columbiana, AL 35051

QUITCLAIM DEED

THE STATE OF ALABAMA)
 : KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of TEN AND NO/100 DOLLARS, (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid to the undersigned, B & J Enterprises, L.L.P., a limited liability partnership, Robert L. McKay and Jewel M. McKay General Partnership, a general partnership, and Robert L. McKay and Jewel M. McKay, Husband and Wife, (hereinafter collectively referred to as "TRANSFEROR"), by B & J Associates, LLC (hereinafter referred to as "TRANSFeree"), the receipt of which is hereby acknowledged, the said TRANSFEROR does by these presents, grant, bargain, sell and convey unto TRANSFeree the following described real estate, located and situated in Shelby County, Alabama, to wit:

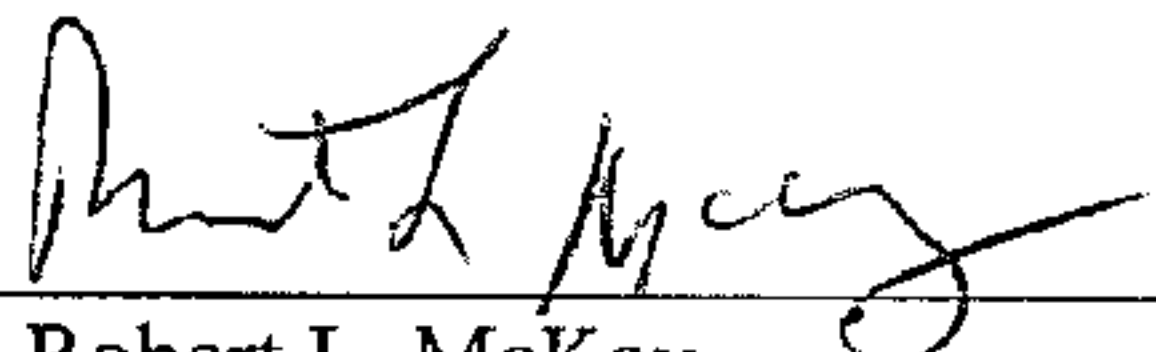
SEE ATTACHED EXHIBIT "A"

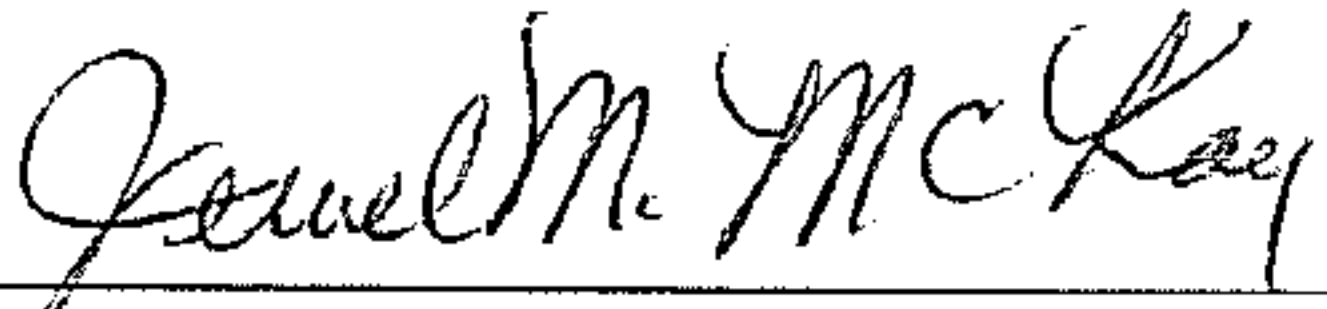
NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE TRANSFEROR.

Together with all and singular the tenements, hereditaments, and appurtenances belonging to or in any manner appertaining to such property, the reversion and reversions, remainder and remainders, rents, issues, and profits of such property. To have and to hold all and singular the premises, together with the appurtenances, to Transferee and to Transferee's assigns and successors forever.

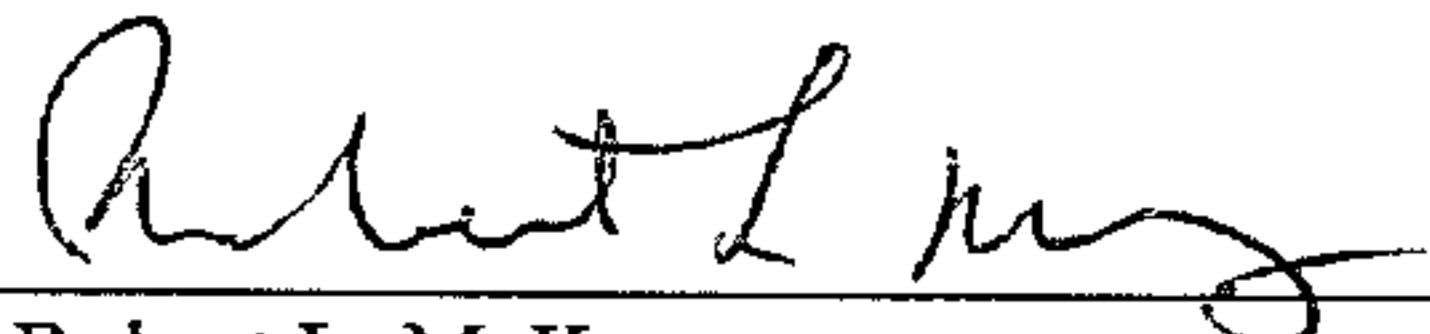
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29 day of December, 2015.

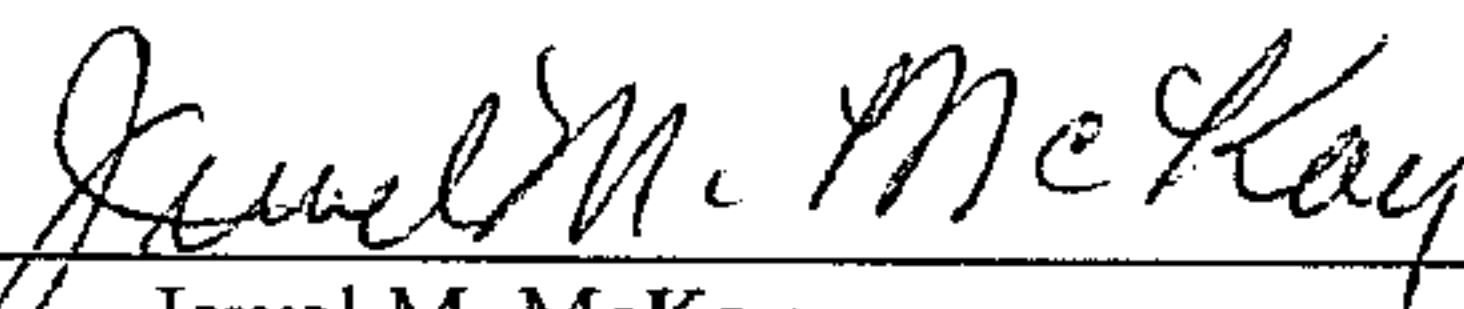
B & J Enterprises, L.L.P.


By: Robert L. McKay (SEAL)
Its: Partner

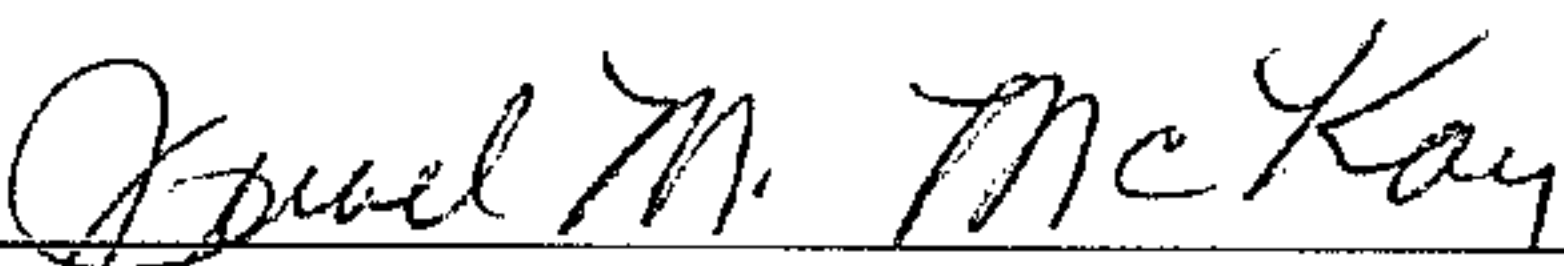

By: Jewel M. McKay (SEAL)
Its: Partner

Robert L. McKay and Jewel M. McKay General Partnership


By: Robert L. McKay (SEAL)
Its: General Partner


By: Jewel M. McKay (SEAL)
Its: General Partner


Robert L. McKay (SEAL)


Jewel M. McKay (SEAL)

THE STATE OF ALABAMA)
 :
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Robert L. McKay, whose name as Partner of B & J Enterprises, L.L.P., a limited liability partnership, 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 said document, he, as such partner and with full authority, executed the same voluntarily for and as the act of said limited liability partnership.

Given under my hand and official seal this 29th day of December, 2015.

Cynthia K Mitchell
NOTARY PUBLIC
Printed Name: Cynthia K Mitchell

My commission expires: 2-17-19

CYNTHIA KAY MITCHELL
Notary Public
Alabama State At Large
My Commission Expires 2-17-2019
[Notary Seal]

THE STATE OF ALABAMA)
 :
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jewel M. McKay, whose name as Partner of B & J Enterprises, L.L.P., a limited liability partnership, 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 said document, she, as such partner and with full authority, executed the same voluntarily for and as the act of said limited liability partnership.

Given under my hand and official seal this 29th day of December, 2015.

Cynthia K Mitchell
NOTARY PUBLIC
Printed Name: Cynthia K Mitchell

My commission expires: 2-17-19

CYNTHIA KAY MITCHELL
Notary Public
Alabama State At Large
My Commission Expires 2-17-2019
[Notary Seal]

THE STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Robert L. McKay, whose name as General Partner of Robert L. McKay and Jewel M. McKay General Partnership, a general partnership, 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 said document, he, as such partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal this 29th day of December, 2015.

Cynthia K. Mitchell
NOTARY PUBLIC
Printed Name: Cynthia K Mitchell

My commission expires: 2-17-19

CYNTHIA KAY MITCHELL
Notary Public
Alabama State At Large
My Commission Expires 2-17-2019
[Notary Seal]

THE STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jewel M. McKay, whose name as General Partner of Robert L. McKay and Jewel M. McKay General Partnership, a general partnership, 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 said document, she, as such partner and with full authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal this 29th day of December, 2015.

Cynthia K. Mitchell
NOTARY PUBLIC
Printed Name: Cynthia K Mitchell

My commission expires: 2-17-19

CYNTHIA KAY MITCHELL
Notary Public
Alabama State At Large
My Commission Expires 2-17-2019
[Notary Seal]

THE STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Robert L. McKay, a married man, whose name 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2015.

Cynthia K. Mitchell
NOTARY PUBLIC
Printed Name: Cynthia K. Mitchell
My commission expires: 2-17-19

CYNTHIA KAY MITCHELL
Notary Public
Alabama State At Large
My Commission Expires 2-17-2019
[Notary Seal]

THE STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jewel M. McKay, a married woman, whose name 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2015.

Cynthia K. Mitchell
NOTARY PUBLIC
Printed Name: Cynthia K. Mitchell
My commission expires: 2-17-19

CYNTHIA KAY MITCHELL
Notary Public
Alabama State At Large
My Commission Expires 2-17-2019
[Notary Seal]

Exhibit "A" to Mortgage

A parcel of land located in the NW ¼ 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:

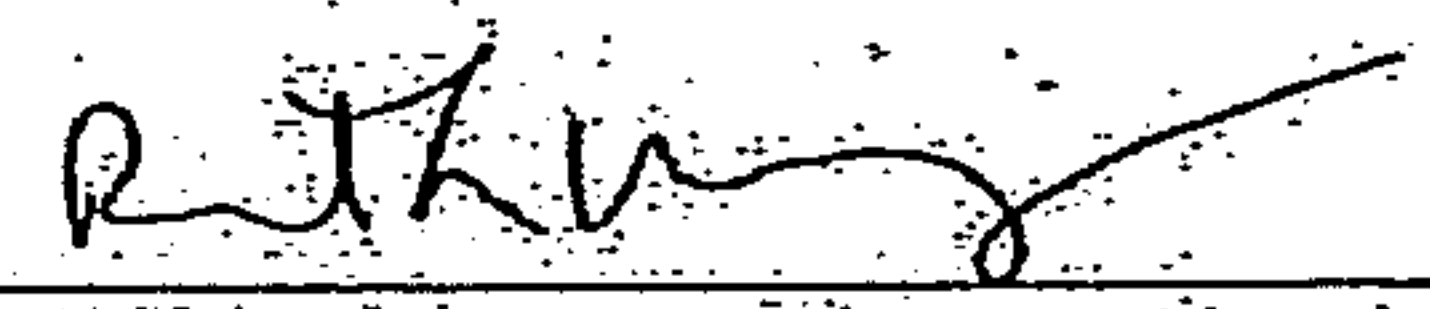
Commence at the Northwest corner of said Lot 7 and run in an Easterly direction along the North line of said Lot 7 a distance of 557.40 feet to a point; thence turn a left interior angle of 92°54'42" and run parallel to the West line of said Lot 7 a distance of 135.27 feet to a point; thence turn a left 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".

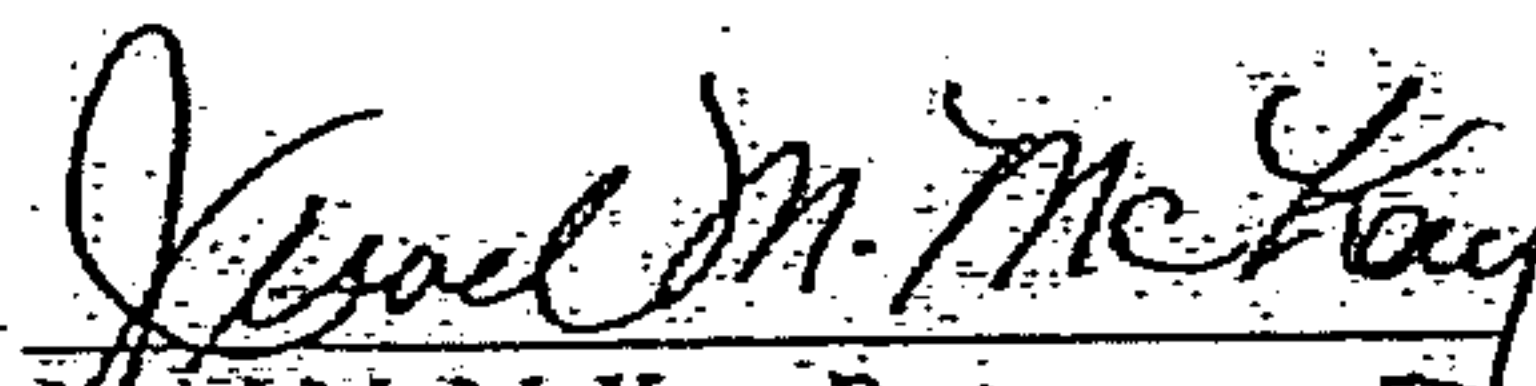
ALSO, a parcel of land 30 feet wide to be used as an access easement, described as follows:

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.

B & J Enterprises, LLP, by


Robert L. McKay, Manager / Partner


Jewel M. McKay, Partner



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/25/2016 02:44:51 PM
\$331.00 CHERRY
20160125000025070

