

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
U Build Construction/Consultant, LLC
6540 HAPRERS DAIRY LOOP
BESSEMER, AL 35023

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Fifteen Thousand and 00/100 (\$15,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **JJO, LLC, an Alabama limited liability company, and Carter S. Kennedy, a married man, and Patrick L. O'Sullivan as Personal Representative of the Estate of I.L. O'Sullivan, Jr. deceased, Jefferson County, Alabama Probate Case No. 187159** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **U Build Construction/Consultant, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lots 827 and 830, according to the Survey of Forest Parks, 8th Sector, Phase 2, as recorded in Map Book 25, Page 131, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2016 and subsequent years not yet due and payable until October 1, 2016. Existing covenants and restrictions, easements, building lines and limitations of record.

\$ 12,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.


This instrument is executed as required by the Articles of Organization and Operational agreement, if any, of said limited liability company and same have not been modified or amended.

The property conveyed herein does not constitute the homestead of the grantor, Carter S. Kennedy, nor that of his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

Shelby County, AL 03/10/2016
State of Alabama
Deed Tax: \$3.00


20160310000077400 1/5 \$30.00
Shelby Cnty Judge of Probate, AL
03/10/2016 10:37:24 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 29th day of February, 2016.

JJO, LLC

By: 
James J. Odom, Member *and Manager*

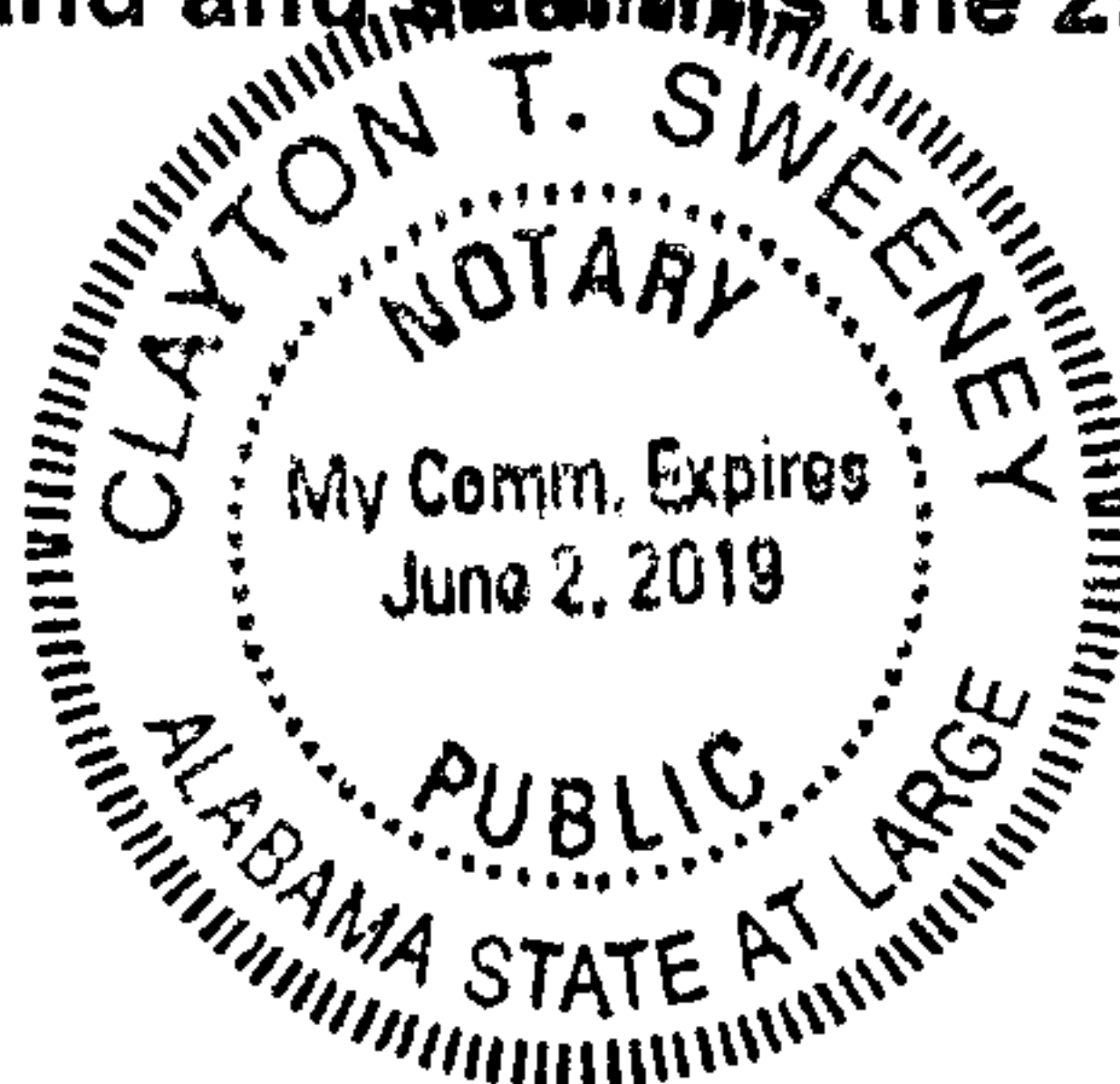
STATE OF ALABAMA


COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James J. Odom, whose name as Member of JJO, LLC, an Alabama limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said limited liability company.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of February, 2016.


NOTARY PUBLIC
My Commission Expires: 6-2-2019




20160310000077400 2/5 \$30.00
Shelby Cnty Judge of Probate, AL
03/10/2016 10:37:24 AM FILED/CERT

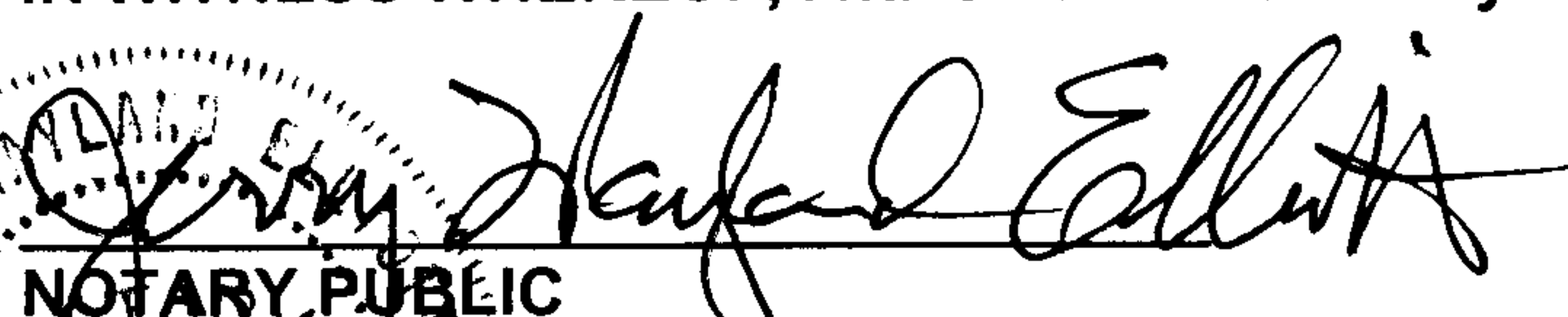
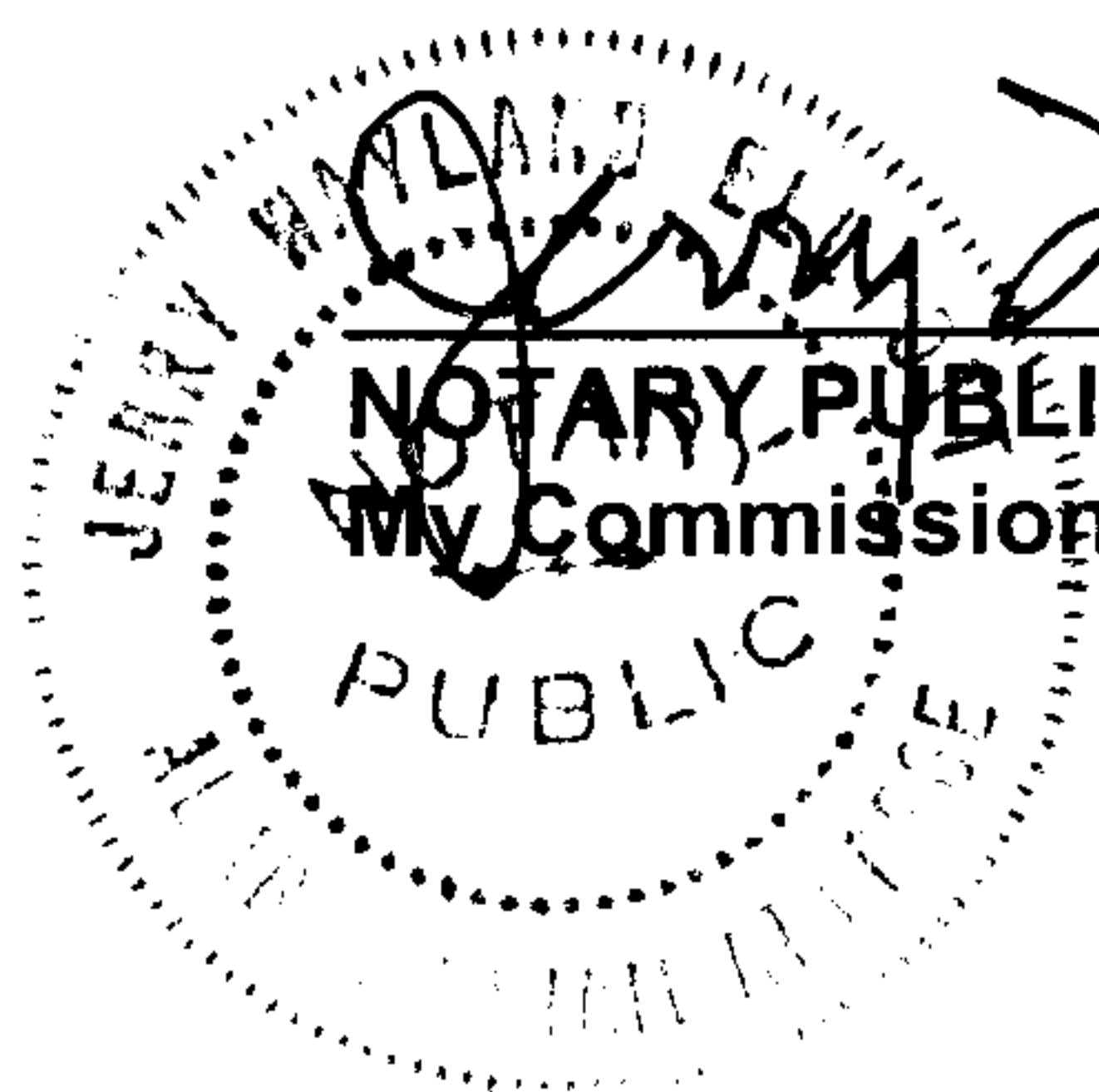
IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **29th** day of **February, 2016**.



Carter S. Kennedy

STATE OF ALABAMA)
COUNTY OF Talladega)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Carter S. Kennedy, whose name is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, signed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of February, 2016.


NOTARY PUBLIC
My Commission Expires:



20160310000077400 3/5 \$30.00
Shelby Cnty Judge of Probate, AL
03/10/2016 10:37:24 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **29th** day of February, 2016.

Estate of I.L. O'Sullivan, deceased,
Jefferson County, Alabama Probate Case No. 187159

By: 
Patrick L. O'Sullivan,
Its: Personal Representative

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Patrick L. O'Sullivan, whose name as Personal Representative of the Estate of I.L. O'Sullivan, deceased, Jefferson County, Alabama Probate Case No. 187159, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such personal representative and with full authority, signed the same voluntarily for and as the act of said estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of February, 2016.


NOTARY PUBLIC

My Commission Expires: 6-2-2019



20160310000077400 4/5 \$30.00
Shelby Cnty Judge of Probate, AL
03/10/2016 10:37:24 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name JJO, LLC, Carter S. Kennedy, and
Estate of I.L. O'Sullivan, Jr. Probate
Case No.187159

Mailing Address 211-B Yeager Parkway
Pelham, AL 35242

Property Address 292 & 306 Woodbury Drive
Sterrett, AL 35147

Grantee's Name U Build Construction/Consultant, LLC

Mailing Address 6540 Harpers Dairy Loop
Bessemer, AL 35023

Date of Sale February 29, 2016

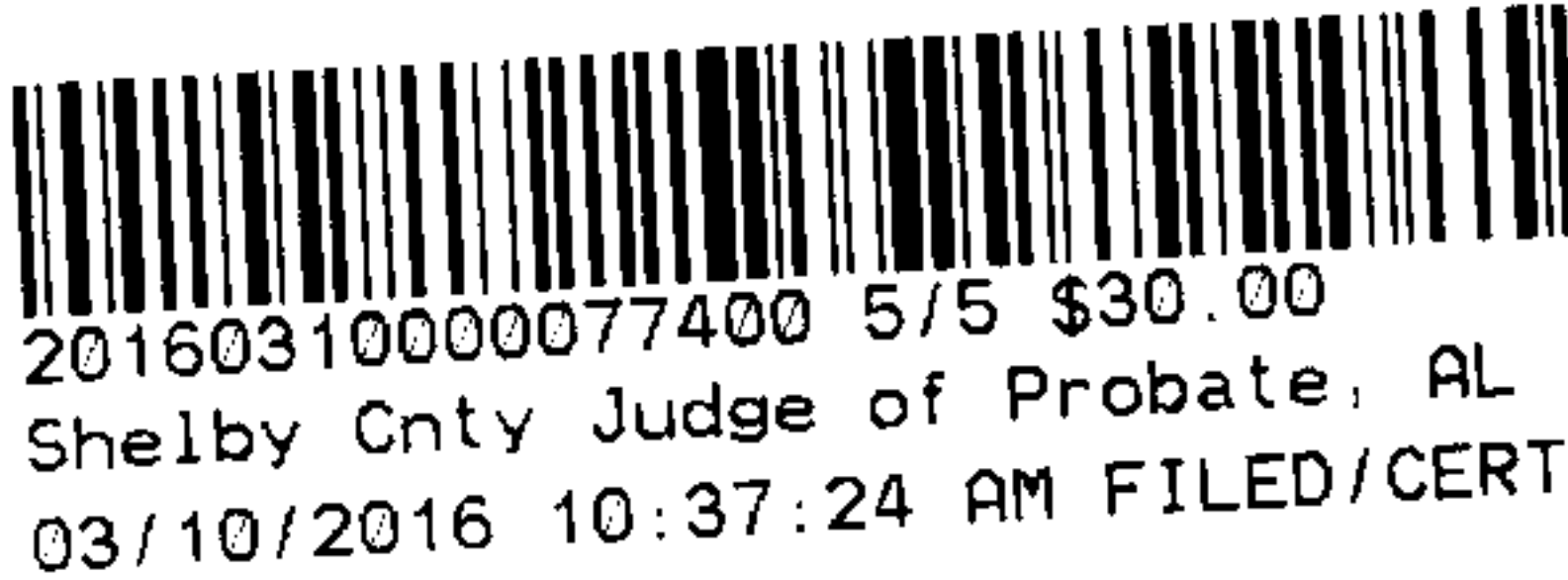
Total Purchase Price \$15,000.00

or

Actual Value \$

or

Assessor's Market Value \$



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/ Assessor's Appraised Value
☐ Other - property tax redemption

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 2-29-16

JJO, LLC James J. Odom, Member/ ~~man~~
Carter S. Kennedy and Estate of I.L. O'Sullivan, Jr.
Print By: Patrick L. O'Sullivan, Personal Representative

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one