

This instrument was prepared by:
Marcus L. Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send tax notice to:
J & L Properties, L.L.C.
P.O. Box 1205
Pelham, AL 35124

GENERAL WARRANTY DEED

20170407000118900
04/07/2017 01:50:54 PM
DEEDS 1/3

State of Alabama
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixteen Thousand and NO/100-----(\$116,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Florence W. Mbote, an unmarried woman, individually and as Attorney in Fact for Joseph Mbote, an unmarried man, whose mailing address is:

501 Windsor Ct ; Calabacker, AL 35007

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

J & L Properties, L.L.C., whose mailing address is:
P.O. Box 1205, Pelham, AL 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, the address of which is: 2003 Ashley Brook Way, Helena, AL 35080 to-wit

Lot 71, according to the Survey of Ashley Brook, as recorded in the Map Book 22, page 78, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

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 Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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 we have hereunto set our hand(s) and seal(s) this 30th day of March, 2017.

Florence Mbote

Florence W. Mbote

Joseph Mbote by and through

Joseph Mbote, by and through his Attorney in Fact, Florence W. Mbote

his attorney in fact Florence W Mbote

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Florence W. Mbote, an unmarried woman, individually and as Attorney in Fact for Joseph Mbote, an unmarried 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 this conveyance she in her capacity as said Attorney in Fact and with full authority, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of March, 2017.

[Signature]
NOTARY PUBLIC

My Commission expires: 11/5/17

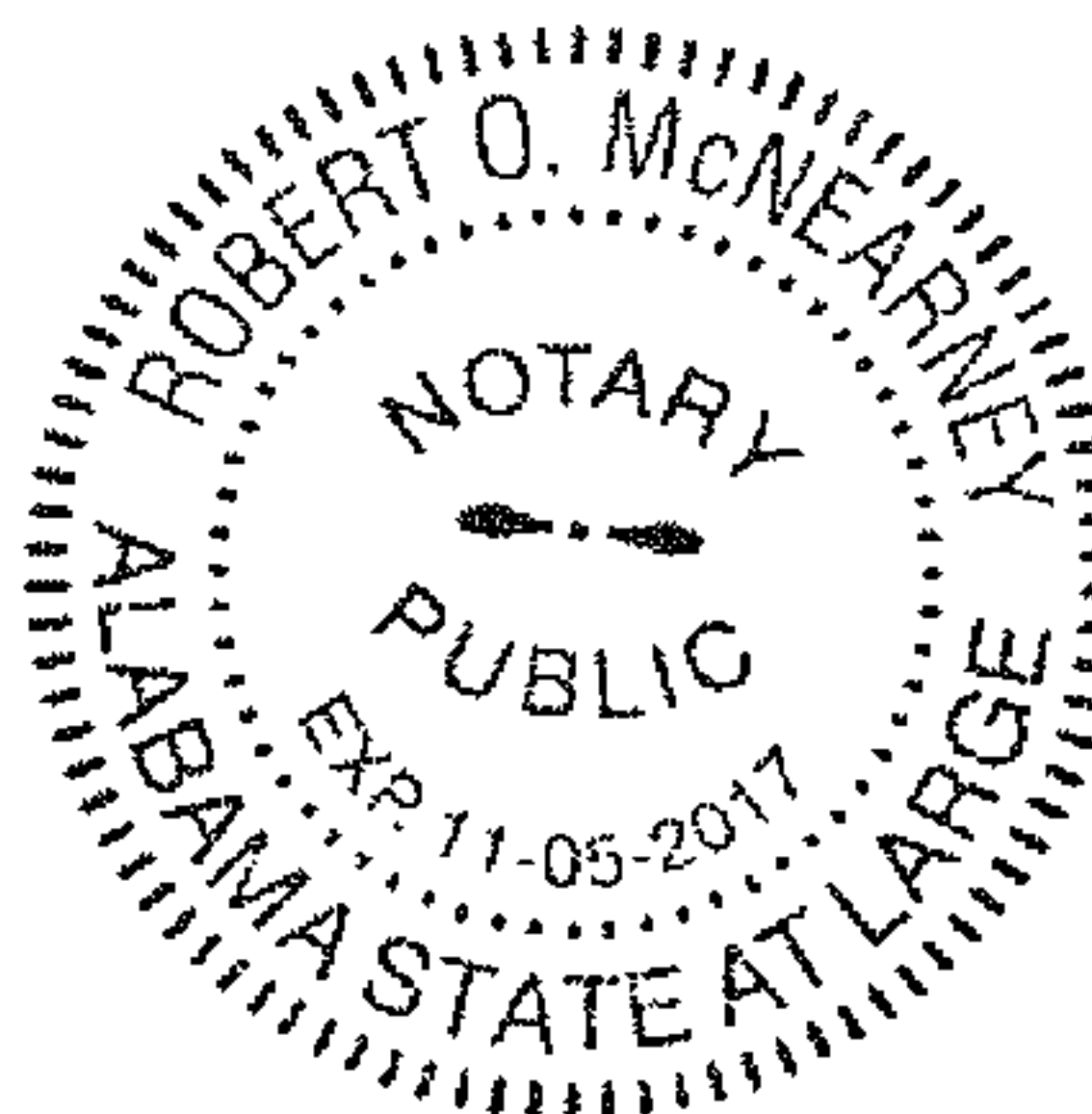
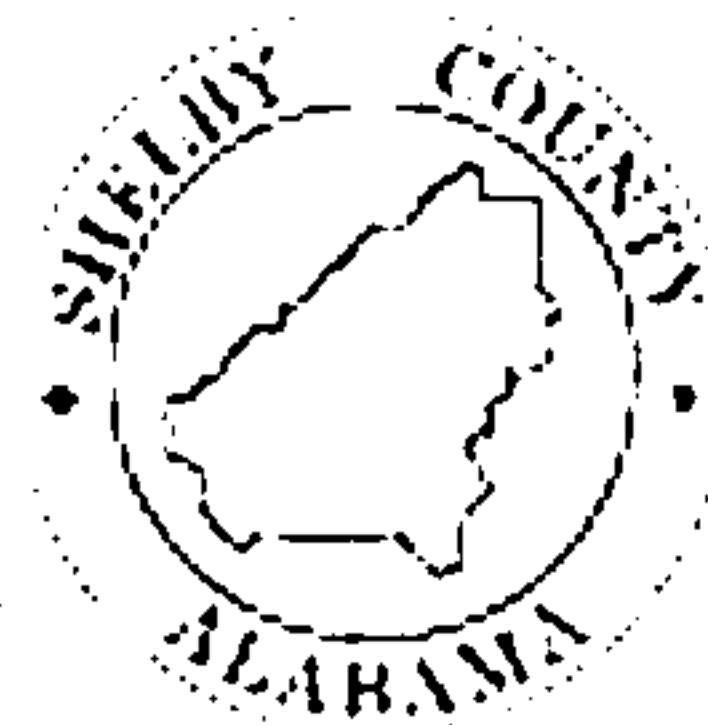


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 17-3936

Lot 71, according to the Survey of Ashley Brook, as recorded in Map Book 22, Page 78, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/07/2017 01:50:54 PM
\$137.00 DEBBIE
20170407000118900

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name of the Probate Judge.