

20180119000018800
01/19/2018 11:11:42 AM
DEEDS 1/2

Send tax notice to:
JAMES S MONTGOMERY
2612 Altadena Road
Vestavia, AL 35243

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2017753T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Eight Thousand and 00/100 Dollars (\$188,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JMB MAKERS, LLC, A LIMITED LIABILITY COMPANY whose mailing address is: PO Box 35238, Birmingham, AL 35242(hereinafter referred to as "Grantor") by JAMES S MONTGOMERY whose mailing address is: 2612 Altadena Road, Vestavia, AL 35243 hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19-A, according to the map and survey of Resurvey of Lots 17, 18 and 19 of Heatherwood, 7th Sector, as recorded in Map Book 42, page 83, in the Office of the Judge of Probate of Shelby County, Alabama

SUBJECT TO:

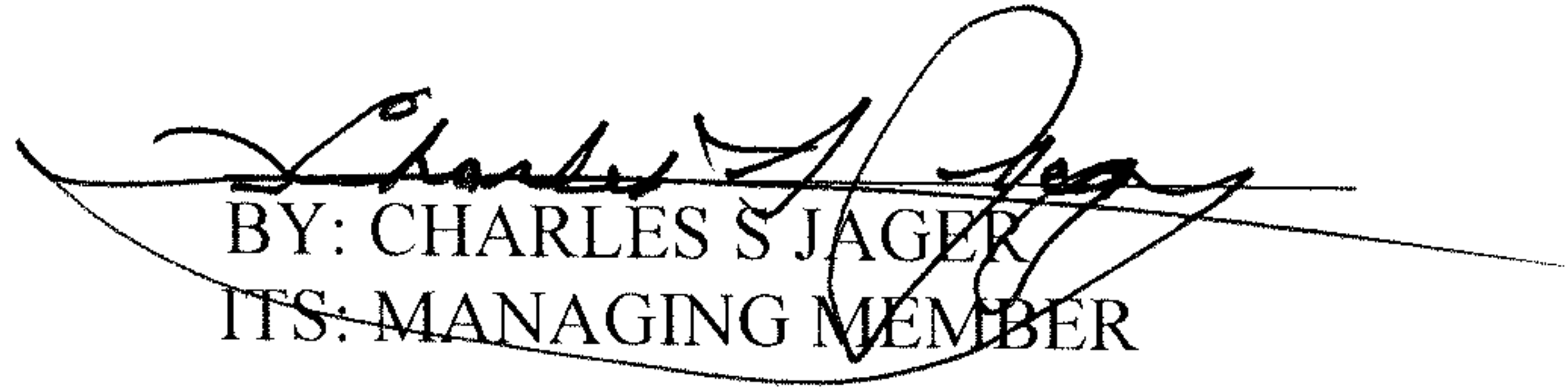
1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Heatherwood, 7th Sector, as recorded in Map Book 39, Page 84 A and B, and in Map Book 42, Page 83, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Covenants, Conditions and Restrictions recorded in Instrument #20030411000221760 and Instrument #20070111000016540.
5. Articles of Incorporation of the Heatherwood Homeowners Association, Inc. recorded in Instrument #20050329000142990, Instrument #20100615000189460 and Instrument #20110721000212980.
6. Right of Way recorded in Instrument #20071108000516910.
7. Resolution recorded in Instrument #20150128000029740.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the 18th day of January, 2018.

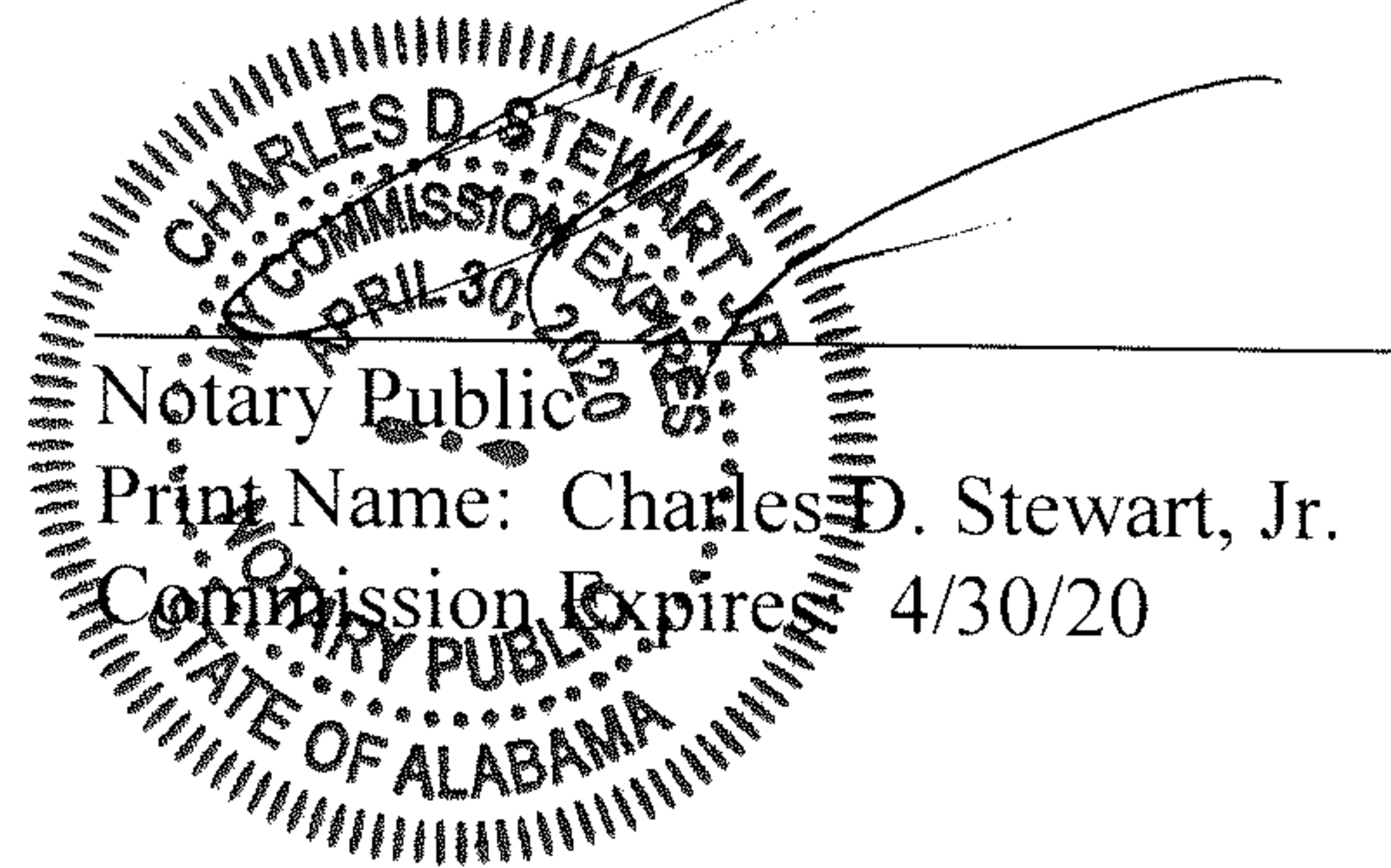
JMB MAKERS, LLC


BY: CHARLES S JAGER
ITS: MANAGING MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES S JAGER, whose name as MANAGING MEMBER of JMB MAKERS, LLC 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 said instrument, he as such Managing Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 18th day of January, 2018.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires 4/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/19/2018 11:11:42 AM
\$206.00 CHERRY
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