

Prepared by:  
Cassy L. Dailey  
Attorney at Law  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

Send Tax Notice To:  
Larry E. Street  
Sandra J. Street  
444 Highway 35  
Pelham, AL 35124

**GENERAL WARRANTY DEED**

20180201000033610  
02/01/2018 10:04:29 AM  
DEEDS 1/1

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Triple J & D Properties, LLC, an Alabama limited liability company, whose mailing address is:**

911 Timberline Circle, Calera, AL 35040

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

**Larry E. Street and Sandra J. Street, whose mailing address is:** 444 Highway 35, 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: **444 Highway 35, Pelham, AL 35124** to-wit:

A portion of the S 1/2 of the NE 1/4 of the NE 1/4 of Section 24, Township 20 South, Range 3 West more particularly described as follows:

Begin at the N.E. corner of the S 1/2 of the NE 1/4 of the NE 1/4 of Section 24, Township 20 South, Range 3 West and run westerly along the north side of the said S 1/2 for 265.15 ft. to a point on the east right of way of a service road for I-65 (said point being Station 24+69.51 as per State Highway Department R.O.W. survey markers), then turn an angle of 117 deg 53 min 41 sec to the left and run southeasterly along the east R.O.W. of said road for 230.63 feet to Station 23+38.88 of said R.O.W., thence turn an angle of 62 deg 06 min 14 sec to the left and run easterly for 162.24 ft. to a point on the east side of the S 1/2 of the NE 1/4 of the NE 1/4 then turn an angle of 91 deg 24 min 18 sec to the left and run northerly along the east side of the said S 1/2 for 203.89 ft. back to the point of beginning.

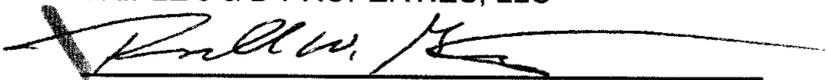
Subject to: All easements, restrictions and rights of way of record.

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 Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that 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, I (we) have hereunto set my/our hand(s) and seal(s) this the 11th day of January, 2018.

TRIPLE J & D PROPERTIES, LLC

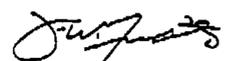


Russell W. Gentry  
Managing Member

State of Alabama  
County of Shelby

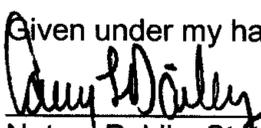


Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/01/2018 10:04:29 AM  
\$165.00 CHERRY  
20180201000033610



I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Russell W. Gentry, managing member for Triple J & D Properties, LLC, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily with full authority on the day the same bears date for said limited liability company.

Given under my hand and official seal this the 11th day of January, 2018.



Notary Public, State of Alabama  
Printed Name of Notary - Cassy L. Dailey  
My Commission Expires: 6/4/2018

