

20180417000129050
04/17/2018 03:16:58 PM
DEEDS 1/2

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
JOCO Holdings, LLC
2002 McCain Parkway
Pelham, AL 35124

WARRANTY DEED

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

That, in consideration of \$109,800.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Caroline Domangue, a single person (the "Grantor", whether one or more), whose mailing address is 124 Oakmont Drive, Dawsonville, GA 30534, do hereby grant, bargain, sell, and convey unto JOCO Holdings, LLC (the "Grantee", whether one or more), whose mailing address is 2002 McCain Parkway, Pelham, AL 35124, the following-described real estate situated in Shelby County, Alabama, the address of which is 118 Chase Creek Circle, Pelham, AL 35124; to-wit:

Lot 10, according to the Survey of Chase Creek Townhomes, Phase I, as recorded in Map Book 18, Page 73, in the Probate Office of Shelby County, Alabama.

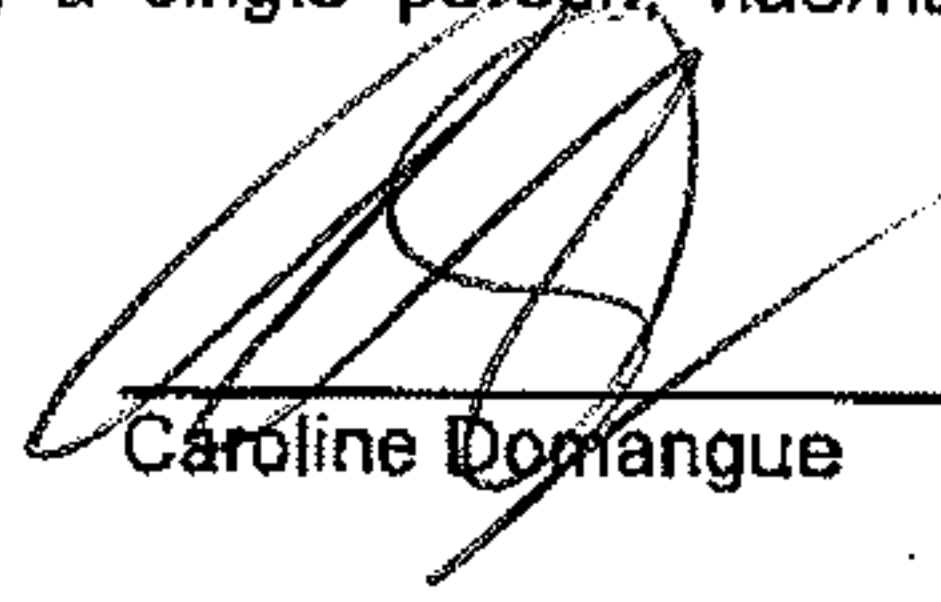
Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Caroline Domangue, a single person, has/have hereunto set his/her/their hand(s) and seal(s) this 13th day of April, 2018.

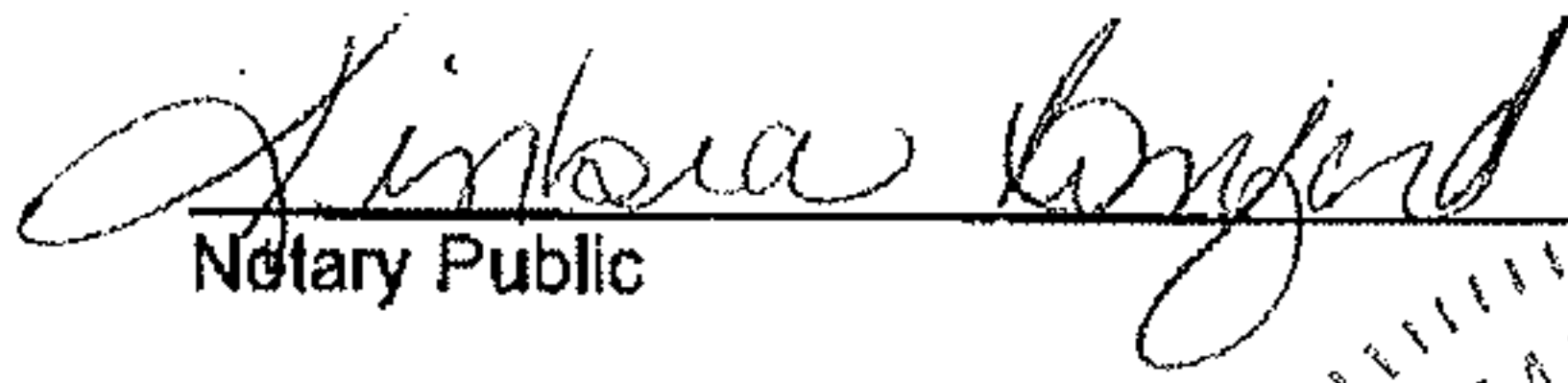


Caroline Domangue

State of Georgia
County of Rockdale

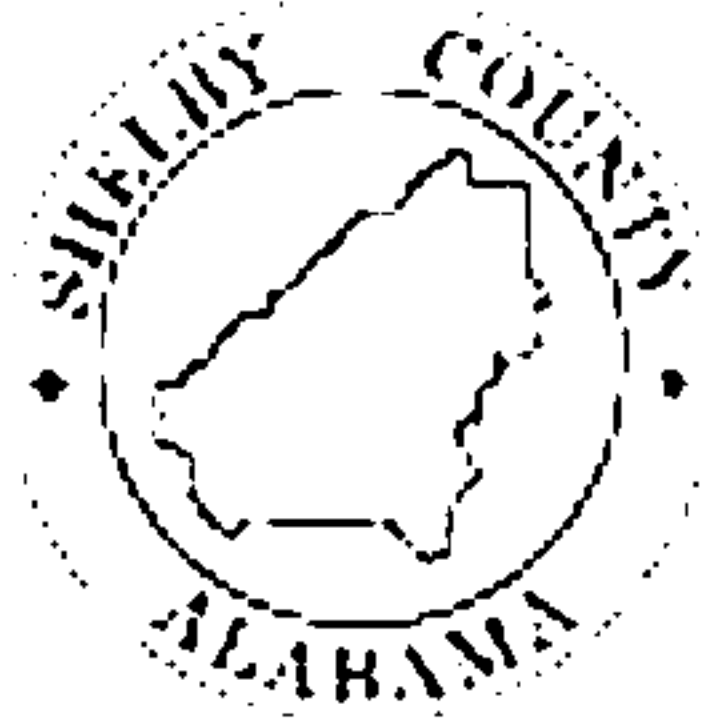
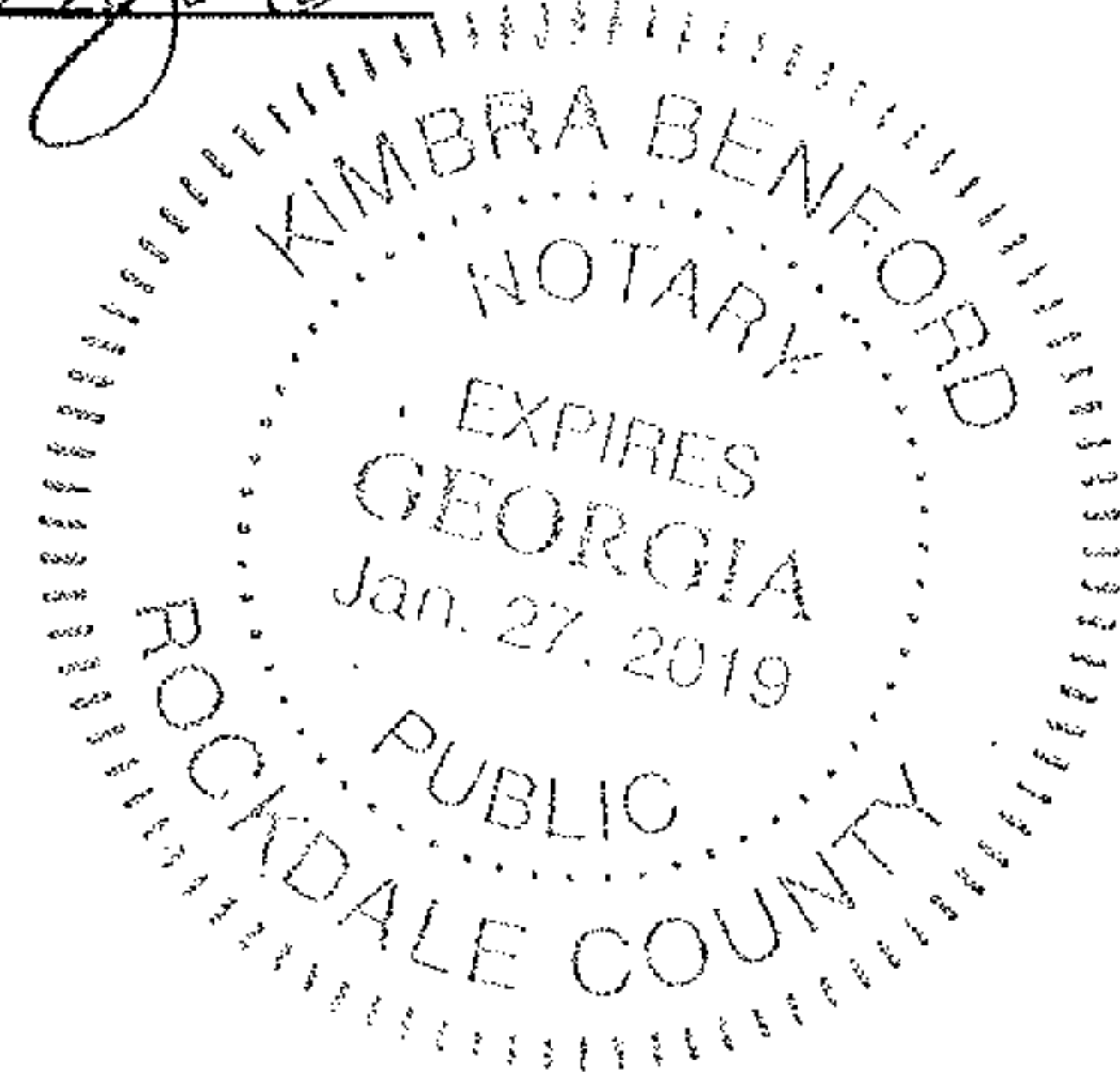
I, Kimbra Benford, a notary for said County and in said State, hereby certify that Caroline Domangue, a single person, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, She executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 11 of April, 2018.



Notary Public

Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
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\$128.00 CHERRY
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