

Prepared by:
Sandy Johnson
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
JBL Holdings LLC
419 Meadowlark Place
Alabaster, AL 35007

GENERAL WARRANTY DEED

20180627000229920
06/27/2018 03:50:30 PM
DEEDS 1/2

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

Mary Ann Metzler and Isaac John Metzler II, wife and husband, whose mailing address is:

1512 Oak Drive, Dothan, AL 36303

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

JBL Holdings LLC, whose mailing address is: 419 Meadowlark Place, Alabaster, AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 507 11th Ave. SW, Alabaster, AL 35007** to-wit:

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 2, Township 21 south, Range 3 West, more particularly described as follows.

Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 2, Township 21 South. Range 3 West, and run west along the South line of said 1/4 -1/4 section for 386.59 feet, thence 98 deg. 28 min. 40 sec. right and run northeasterly for 362.18 feet thence 89 deg. 07 min. left and run northwesterly for 150.11 feet; thence 90 deg. 11 min. 30 sec. right and run northeasterly along the centerline of 6th Street for 433.13 feet; thence 89 deg. 47 min. right and run southeasterly for 20.00 feet to the intersection of the Easterly right of way line of 6th Street SW and the Southerly right of way line of 11th Avenue SW; being the point of beginning, thence continue along the last stated course and along said right of way line of 11th Avenue for 125.41 feet to a point on the Westerly right of way line of Montevallo Road and a point on a curve to the right, having a radius of 2549.80 feet. and subtending a central angle of 0 deg. 25 min. 12 sec.; thence 92 deg. 28 min. 18 sec. right to tangent of said curve and run southwesterly along said right of way and along the arc of said curve for 18.70 feet; thence at tangent to said curve, run southwesterly along said right of way line for 110.91 feet; thence 87 deg. 19 min. 30 sec. right and run northwesterly for 119.27 feet to the easterly right of way line of 6th Street SW; thence 90 deg. 00 min. right and run northeasterly for 129.00 feet to the point of beginning. (Known as Furman No. 76 or Mill No. 55) NOTE: (6th Street SW was formerly Fallon Avenue ; 11th Avenue SW was formerly Strowd Avenue). Said property being situated in Shelby County, Alabama.

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

\$122,834.50 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

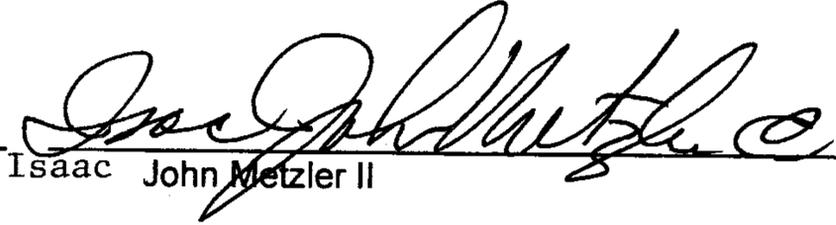
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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.

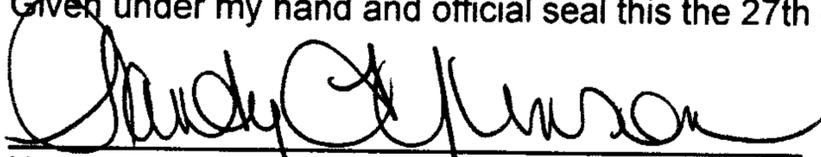
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 27th day of June, 2018.


Mary Ann Metzler


Isaac John Metzler II

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Mary Ann Metzler and Isaac John Metzler II, 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 on the day the same bears date.
Given under my hand and official seal this the 27th day of June, 2018.


Notary Public, State of Alabama
Sandy Johnson
Printed Name of Notary
My Commission Expires: February 02, 2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/27/2018 03:50:30 PM
\$45.50 CHERRY
20180627000229920

