

Prepared by:
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Send Tax Notice To:
JBL Holding, LLC
~~613 11th Ave SW~~ 419 Meadowlark Place
~~Alabaster AL 35007~~ Alabaster, AL 35007

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Sixty Five Thousand Dollars and No Cents (\$65,000.00)**, 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

Debbie Freeze, an unmarried woman, whose mailing address is:

105 Kentwood Ter, Alabaster, AL 35007

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

JBL Holding, 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: **613 11th Ave. SW, Alabaster, AL 35007** to-wit:

Lot 72, as shown on map entitled "Property Line Map, Siluria Mills", as recorded in Map Book 5, Page 10, in the Office of the Judge of Probate in Shelby County, Alabama, more particularly described as follows:

Commence at the intersection of the West Right of Way line of 6th Street, S. W. (Fallon Avenue- record) and the South Right of Way line of 11th Avenue S. W. (Strowd Avenue- record), said Right of Way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northwesterly along said Right of Way line of 11th Avenue S. W. (Strowd Avenue- record) for 94.00 feet to the point of beginning; thence 90 degrees 00 minutes left and run Southwesterly for 119.65 feet; thence 49 degrees 11 minutes 22 seconds right and run Southwesterly for 132.12 feet; thence 130 degrees 48 minutes, 38 seconds right and run Northeasterly for 206.00 feet to a point on the South Right of way line of 11th Avenue S. W. (Strowd Avenue- record); thence 90 degrees 00 minutes right and run Southeasterly along said line of 11th Avenue S. W. For 100.00 feet to the point of beginning.

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

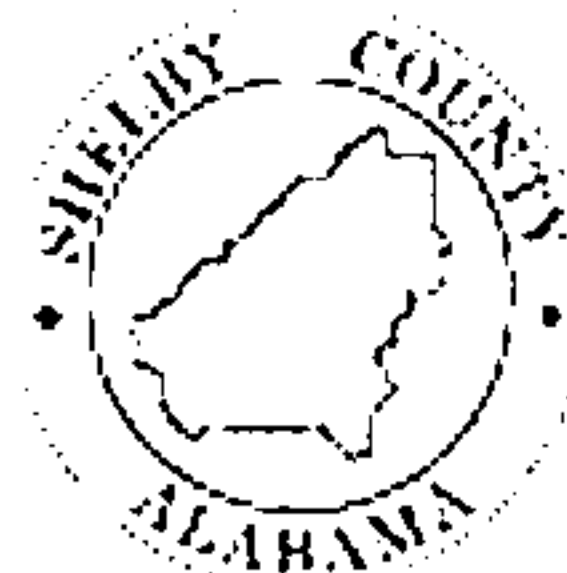
Debbie Freeze is the surviving Grantee in that certain deed recorded in Instrument #1998-37823. Edna S. Faulkner having died on or about June 25th, 2004.

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 8th day of August, 2018.


Debbie Freeze

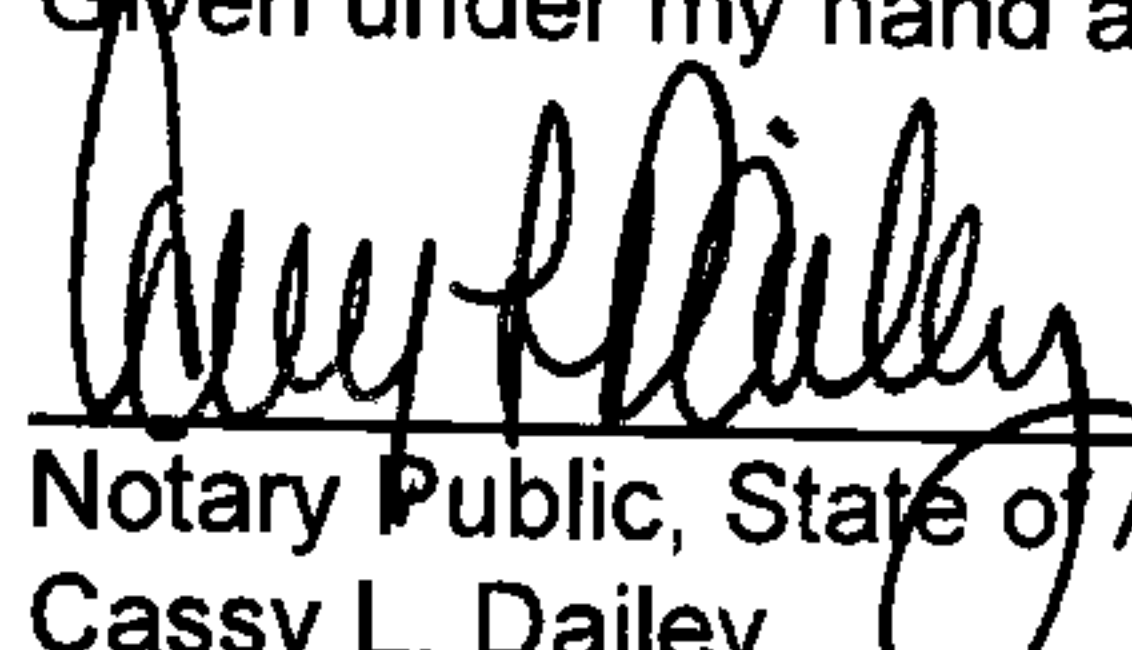


Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/09/2018 02:21:56 PM
\$80.00 CHERRY
20180809000285230



State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Debbie Freeze, 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 8th day of August, 2018.


Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022

