

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
LEJ JR LLC
2159 ROCKY RIDGE RD
SUITE 103
BIRMINGHAM, AL.
35216

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20180823000303150 1/1 \$638.00
Shelby Cnty Judge of Probate, AL
08/23/2018 01:19:20 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Six Hundred Twenty-Two Thousand Six Hundred 00/100 Dollars (\$622,600.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **JMR Properties, LLC, whose mailing address is 401 Southern Lane, Helena, Alabama 35080** (herein referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto **LEJ JR, LLC, (herein referred to as Grantee, whether one or more) whose mailing address is 2159 Rocky Ridge Road, Suite 103, Birmingham, Alabama 35216**, in the following described real estate, situated in Shelby County, Alabama, the address of which is **21082 Highway 25, Columbiana, Alabama**, to-wit:

Lot 1, according to the Map of Strickland Subdivision, as recorded in Map Book 15, Page 83, in the Probate Office of Shelby County, Alabama.

ALSO:

Lot 2-B, according to the Map of Strickland Subdivision, a re-subdivision of Lot 2, as recorded in Map Book 26, Page 36, in the Probate Office of Shelby County, Alabama.

ALSO:

Lot 2-A1, according to a re-subdivision of Strickland Subdivision, as recorded in Map Book 36, Page 130, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2018 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

Grantor represents and warrants that there are no governmental or quasi-governmental assessments due against the property conveyed herein including, without limitation, the City of Columbiana, Alabama.

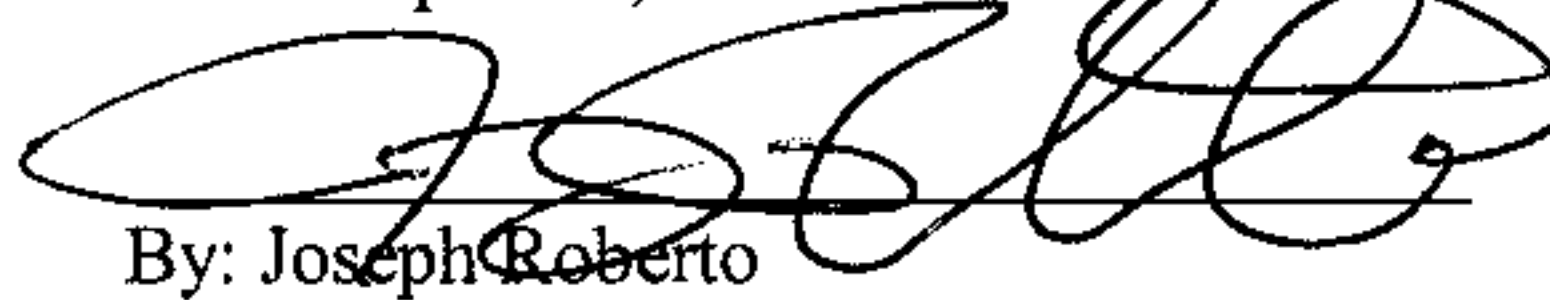
Joseph Roberto is the Sole Member of Grantor and has full power and authority to execute this conveyance.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted nor suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

22 **IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the 22 day of AUGUST, 2018.

JMR Properties, LLC



By: Joseph Roberto

Its: Sole Member

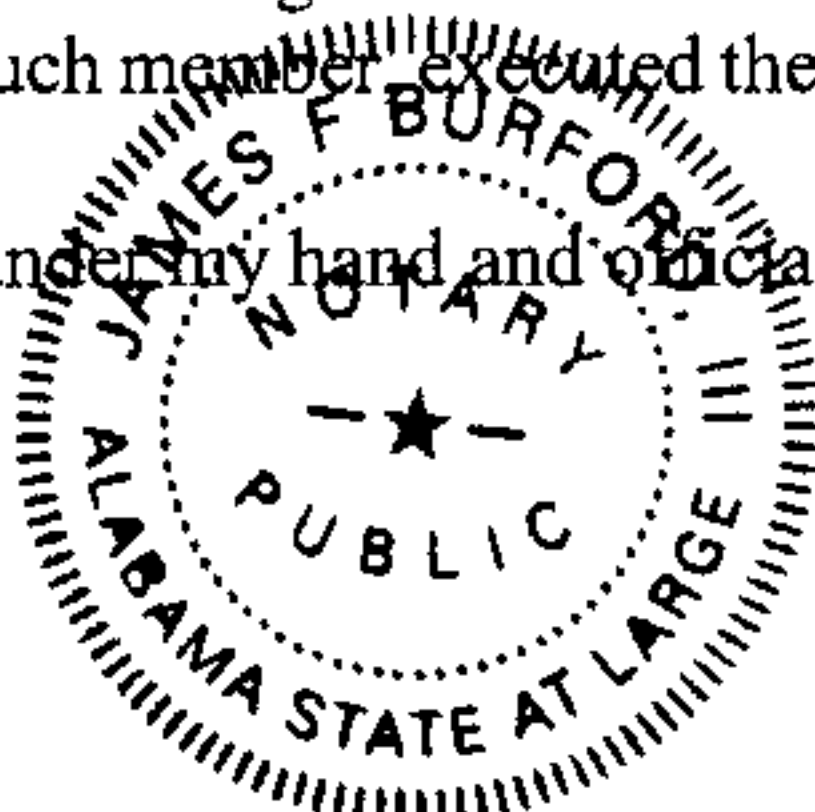
Shelby County, AL 08/23/2018
State of Alabama
Deed Tax: \$623.00

STATE OF ALABAMA)
COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Joseph Roberto as Sole Member of JMR Properties, LLC, whose name 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 this instrument, he, in his capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 22 day of AUGUST, 2018.



Notary Public

My Commission Expires:

3-1-22