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DEEDS 1/2

THIS INSTRUMENT PREPARED BY:
Arthur Andrew Jenkins, Esq.
Gatehouse Law, LLC
2119 3rd Ave North, Ste 201
Birmingham, AL 35203
(205) 208-9595

Send Tax Notice to:
Jiretz Properties, LLC
1348 Highland Lakes Trail
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND 00/100 Dollars ($10.00) and other good and valuable consideration to the undersigned Grantor, **Jan Martin and Brenda J. Martin, husband and wife**, (herein referred to as Grantor, whether one or more) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Jiretz Properties, LLC, an Alabama Limited Liability Company**, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5. according to the Map of Clayton's Addition to Oak Mountain Business Park, as recorded in Map Book 27, Page 23, in the Probate Office of Shelby County, Alabama.

Together with Grant of Easement: A non-exclusive, perpetual easement for ingress and egress only over and across that portion of Lot 4, according to the map of Clayton's Addition to Oak Mountain Business Park as recorded in Map Book 27. Page 23, in the Probate Office of Shelby County, Alabama (Lot 4) which is a driveway. No other portion of said Lot 4 shall be included within this easement including. without limitation. parking areas and other areas which do not access Applegate Court. In the event Grantee. his successors or assigns create any damage within such easement to the surface thereof Grantee, his successors and assigns shall pay all costs to repair any such damage.

More commonly known as: 200 Applegate Trce, AL, 35124 (Shelby County)

Subject to:

1. Taxes for the year 2018 and subsequent years which are not yet due and payable.
2. Less and except any part of subject property lying within any road right-of-way.
3. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; mineral and mining rights not owned by Grantor, if any; and FURTHER SUBJECT to any state of facts an accurate survey would show.

The above-described property is NOT the homestead of record of the Grantor.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hands and seal, this the 24th day of August, 2018

Jan Martin

Brenda J. Martin

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jan Martin and Brenda J. Martin whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of August, 2018.

RACHEL GARCIA NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public
My Commission Expires: 04/2021

Section to comply with the Alabama Real Estate Validation Form (RT-1) (Ala Code § 40-22-1)

Grantor's Name: Jan Martin and Brenda J. Martin	Grantee's Name: Jiretz Properties, LLC
Mailing Address: 1348 Highland Lakes Trail, Birmingham, AL 35242	Mailing Address: 200 Applegate Trce, Pelham, AL 35124
Date of Sale: August 24, 2018	Total Purchase Price: 0.00
2018 Tax Assessed Total Market Value for Transfer Tax: $263,690.00	

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/24/2018 03:18:16 PM
$282.00 CHERRY
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