

Prepared by:
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Pelham, AL 35124

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

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **Ninety Thousand Dollars and No Cents (\$90,000.00)**, 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

Susan E. Maddox and James E. Maddox, Jr., husband and wife, whose mailing address is:

1380 Highland Street, Montevallo, AL 35115

(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: **623 11th Avenue SW, Alabaster, AL 35007** to-wit:

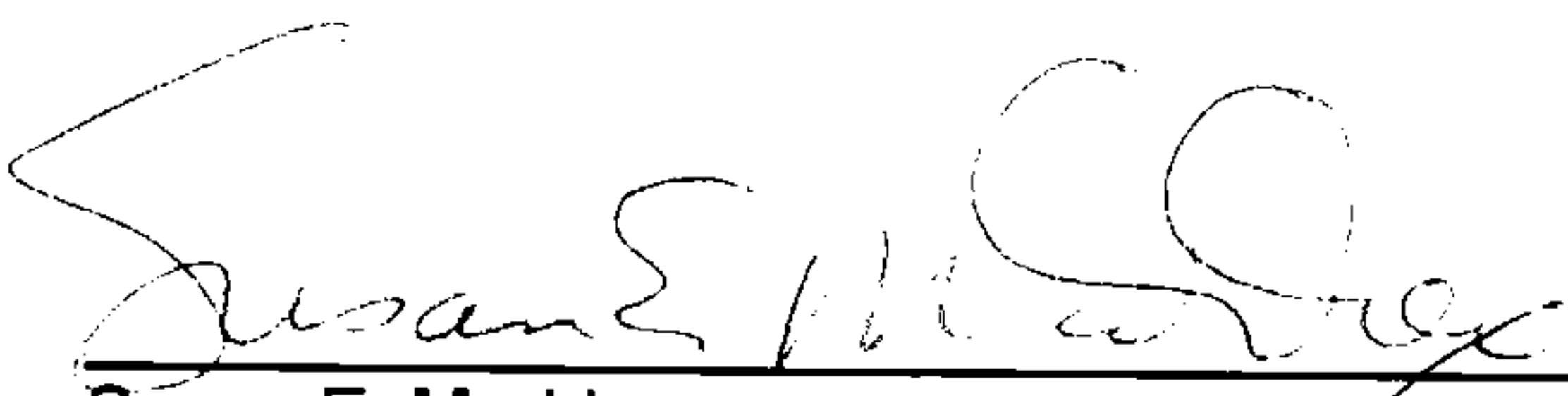
Lot 71 as shown on the recorded map and survey of Siluria Mills Property Line Map as recorded in Map Book 5, page 10 in the Probate Office of Shelby County, Alabama, also being described as Tract #6 (Also referred to as Furman No. 71 or Mill No. 52): Commence at the intersection of the Southerly right of way line of Strowd Avenue and the Westerly right of way line of Fallon Avenue, 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 Strowd Avenue for 194.00 feet to the point of beginning; thence 90 deg. left and run Southwesterly for 206.00 ft.; thence 107 deg. 33 min. 13 sec. right and run Northwesterly for 102.79 feet; thence 72 deg. 26 min. 47 sec. right and run Northeasterly for 175.00 feet to a point on the South right of way line of Strowd Avenue; thence 90 deg. right and run Southeasterly along said line of Strowd Avenue for 98.00 feet to the point of beginning.

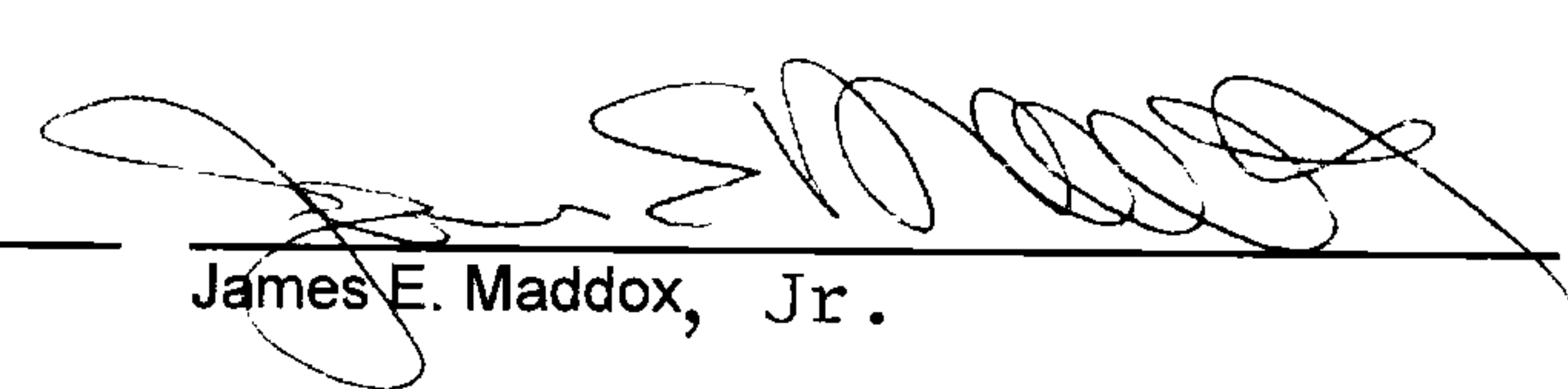
Subject to: All easements, restrictions and rights of way of record.

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.

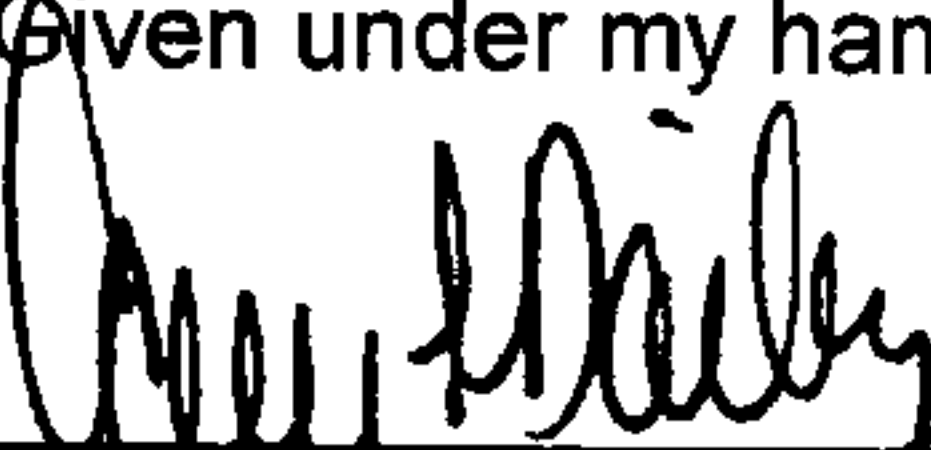
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 7th day of September, 2018.


Susan E. Maddox


James E. Maddox, Jr.

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Susan E. Maddox and James E. Maddox, 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 7th day of September, 2018.


Notary Public, State of Alabama

Printed Name of Notary - Cassy L. Dailey
My Commission Expires: 5-17-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/27/2018 09:14:42 AM
\$105.00 CHERRY
20180927000344500

Alvin S. Boyd

