

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

Send Tax Notice To:
JJ Property, LLC
829 Ballantrae Pkwy
Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **One Hundred Fifty Two Thousand Dollars and No Cents (\$152,000.00)**, 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

Mark J. Freeman and wife, Astrid P. Freeman, and Olga M. Werner, an unmarried person, whose mailing address is:

94 High Ridge Trace, Pelham, AL 35124

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

JJ Property LLC, whose mailing address is:
829 Ballantrae Pkwy, Pelham AL 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **94 High Ridge Trace, Pelham, AL 35124** to-wit:

Lot 236, according to a Resurvey of Final Plat High Ridge Village, Phase 4, as recorded in Map Book 29, Page 83, in the Probate Office of Shelby County, Alabama.

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

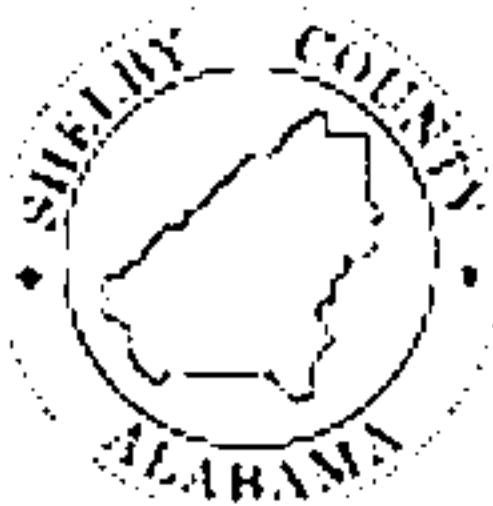
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 December, 2018.

Olga M. Werner by Astrid P. Freeman Mark J. Freeman
Astrid P. Freeman, Attorney-in-Fact for Olga M. Werner Mark J. Freeman
Astrid P. Freeman
Astrid P. Freeman

State of Alabama
County of Shelby



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/11/2018 08:20:17 AM
\$167.00 CHERRY
20181211000430580

Allen S. Bayl

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Mark J. Freeman and Astrid P. Freeman, individually and as Attorney-in-Fact for Olga M. Werner, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance they have, individually and in in his/her/their capacity as Personal Representative and as Trustee of the Olga M. Werner, Mark J. Freeman, and Astrid P. Freeman executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 7th day of December, 2018.

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

