

20181213000435820
12/13/2018 11:55:15 AM
DEEDS 1/1

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

Send Tax Notice To:
J.P. Investment Properties, LLC
330 Homeland Way
Montevallo AL 35115

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ninety Three Thousand Dollars and No Cents (\$93,000.00)**, 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

Christopher Patrick White, a married man, whose mailing address is:

1150 King St Apt 3, Montevallo AL 35115

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

J.P. Investment Properties, LLC, whose mailing address is:
330 Homeland Way, Montevallo AL 35115

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 727 Middle Street, Montevallo, AL 35115** to-wit:

Begin 150 feet North from the intersection of the North line of Main Street and the West line of Middle Street; thence run South along said Middle Street 25 feet; thence run West and parallel with Main Street 46 feet 6 inches; run thence North and parallel with Middle Street 25 feet; run thence East and parallel with Main Street 46 feet and 6 inches to the point of beginning; said land being a part of Block 16, Lot 21, in the Original Plat of the Town of Montevallo, Shelby County, Alabama.

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

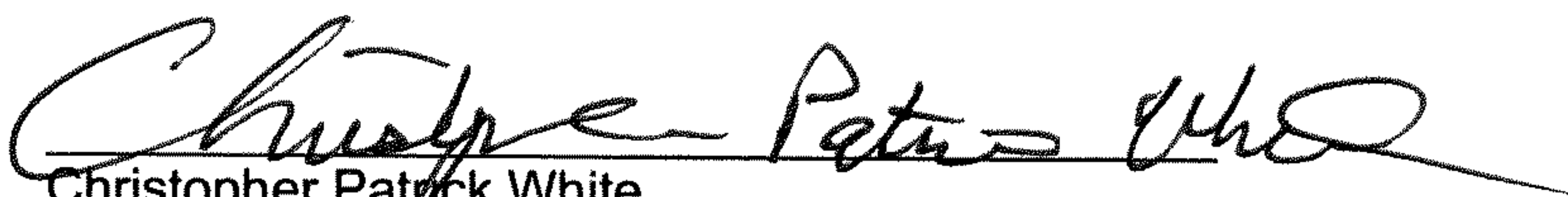
\$100,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous thereto.

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.

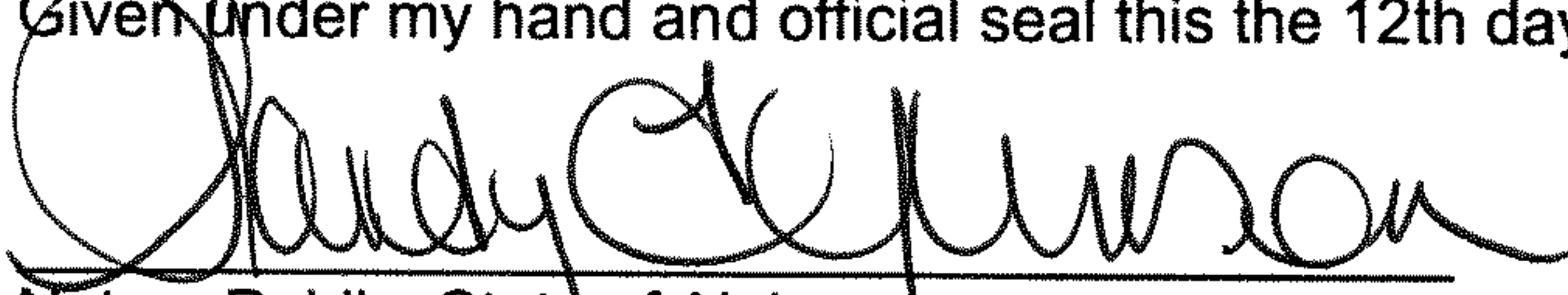
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 12th day of December, 2018.


Christopher Patrick White

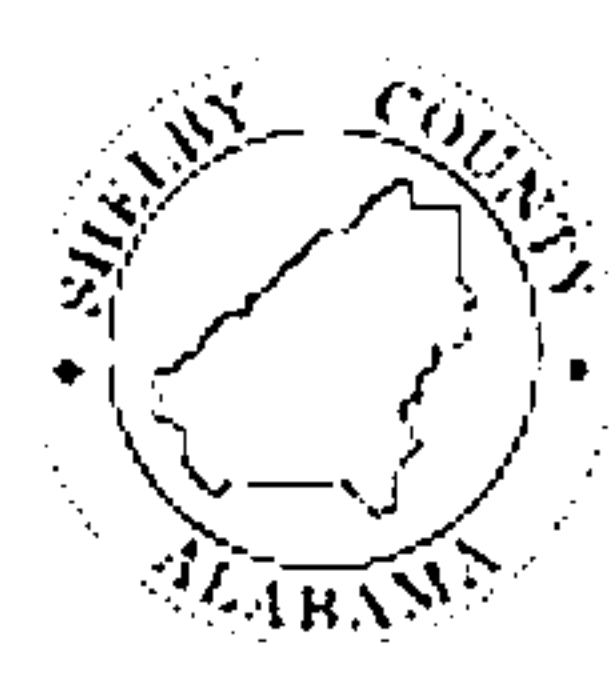
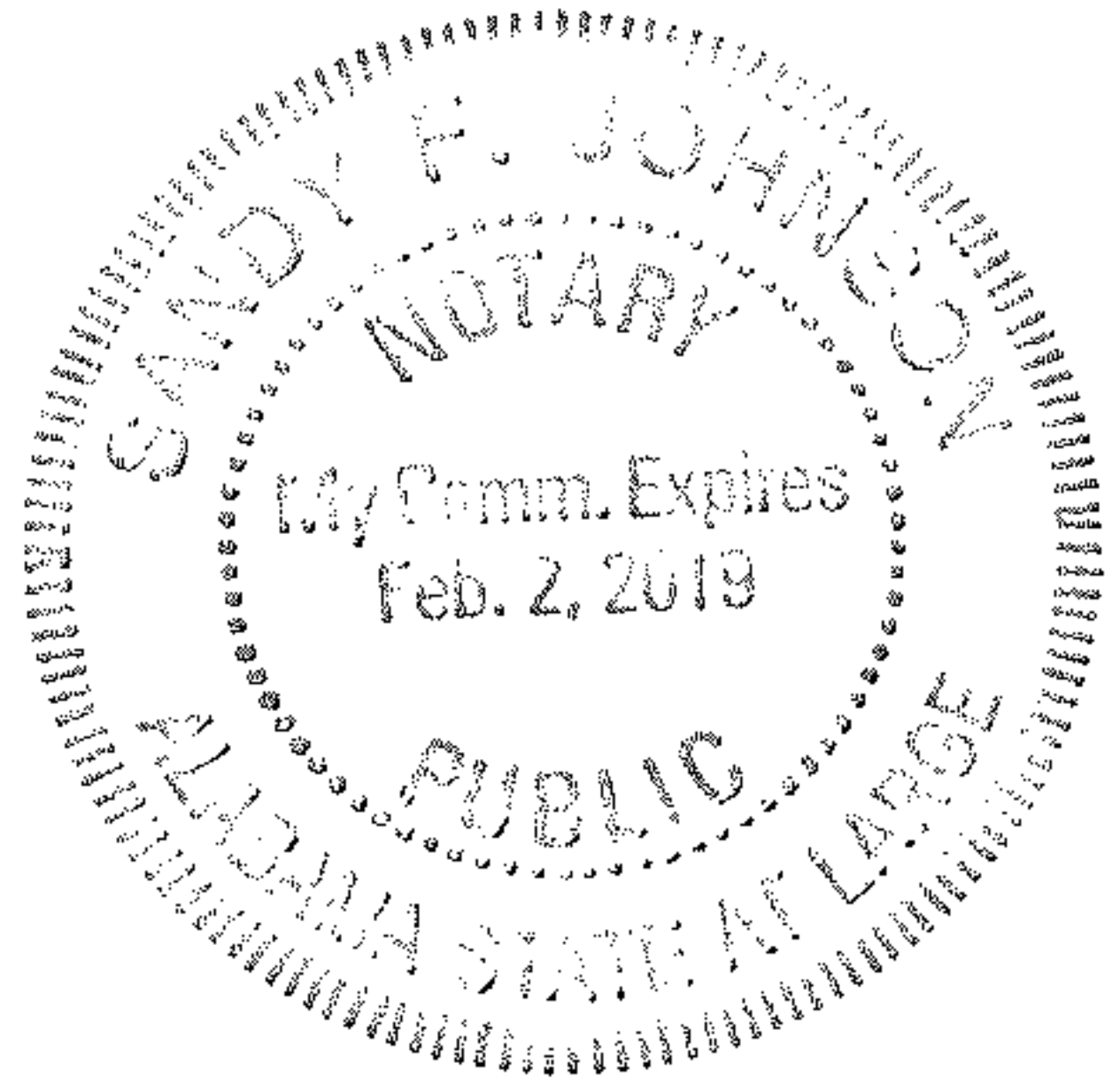
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Christopher Patrick White, 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 12th day of December, 2018.


Notary Public, State of Alabama

Sandy F. Johnson
Printed Name of Notary
My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/13/2018 11:55:15 AM
\$16.00 CHERRY
20181213000435820

Allen S. Byrd