

Prepared by:  
Cassy L. Dailey  
Attorney at Law  
3156 Pelham Parkway, Suite 2  
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

20190703000240340  
07/03/2019 01:55:05 PM  
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Fifteen Thousand Dollars and No Cents (\$15,000.00)**, 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

**Angela Edmondson, a married woman, and Becky Lucas, an unmarried woman, whose mailing address is:**

2433 Hwy 71, Shelby, AL 35143

(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: **1314 7th Street SW, Alabaster, AL 35007** to-wit:

Lot No. 33-A as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Rg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the North right of way line of Center Avenue and the East right of way line of Cotton Street, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; Thence North along the said right of way line of Cotton Street for 305.00 feet to the point of beginning; Thence 92 deg. 23 sec. 15 min. left and run Northerly for 37.00 feet to a point on the Southwesterly right of way line of the Louisville and Nashville Railroad; Thence Northwesterly along said right of way line of the Louisville and Nashville Railroad and along the arc of a curve to the right having a radius of 1960.00 feet for 40.12 feet; Thence 55 deg. 55 min. 14 sec. left, as measured from a tangent of aforesaid curve, and run Westerly for 136.16 feet to a point on the Easterly right of way line of said Cotton Street; Thence 92 deg. 15 min. 26 sec. left and run Southerly along said right of way line of Cotton Street for 70.00 feet to the point of beginning.

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

The above described property does not constitute the homestead of the Angela Edmondson, nor that of her spouse, neither is it contiguous thereto.

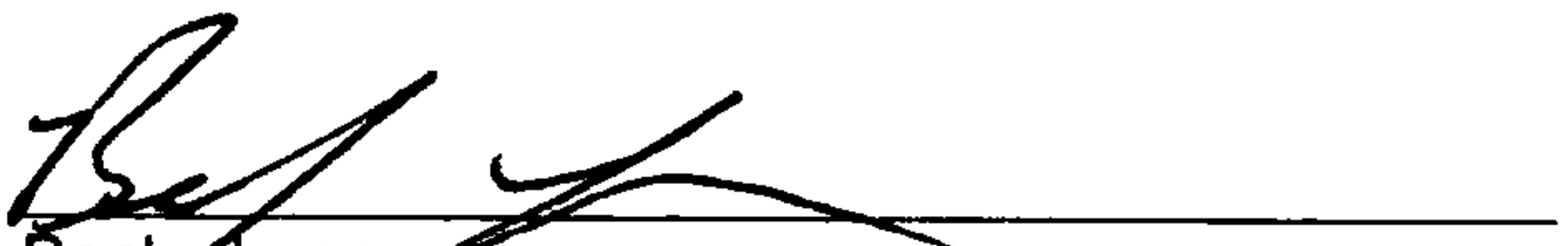
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 20th day of June, 2019.

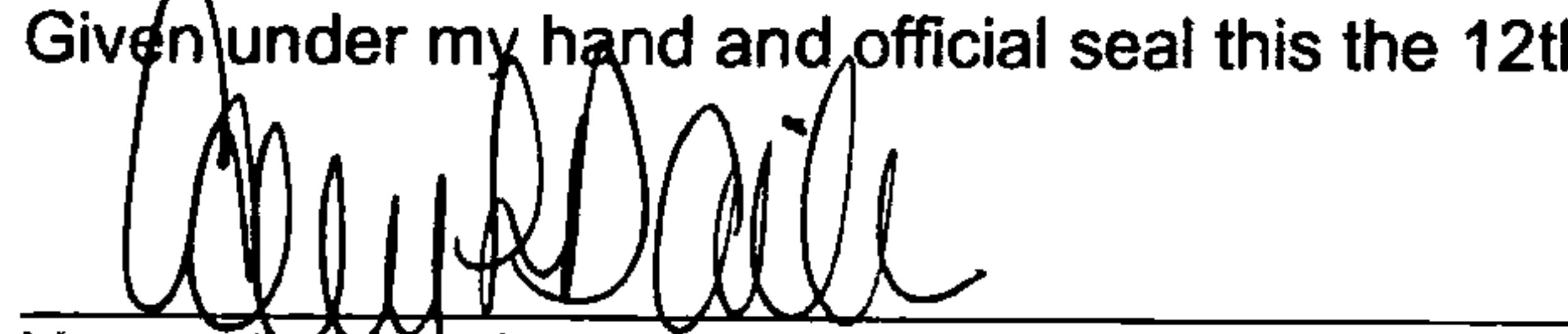


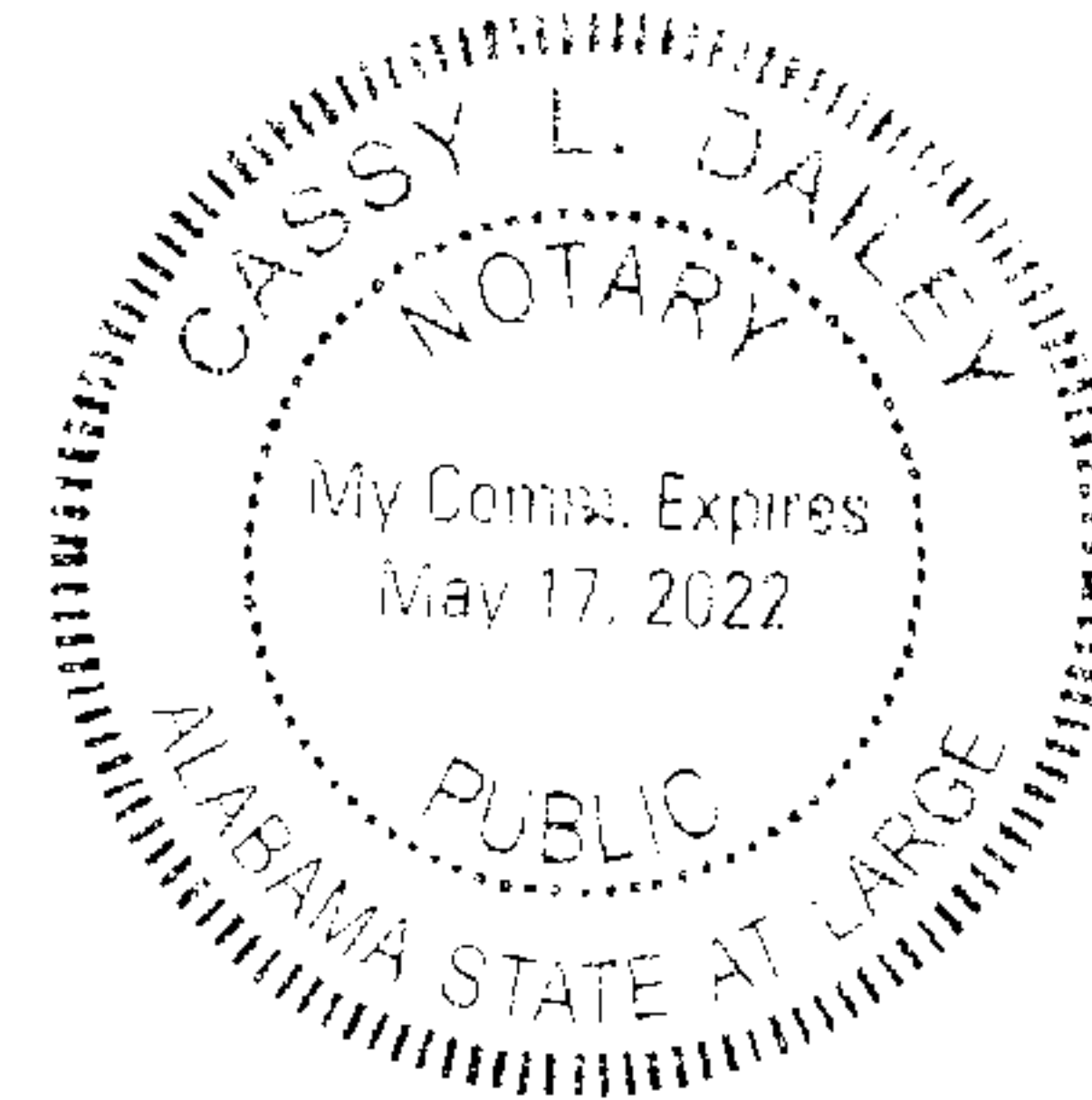
  
Angela Edmondson

  
Becky Lucas

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Angela Edmondson and Becky Lucas, 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 June, 2019.

  
Notary Public, State of Alabama  
Sandy F. Johnson  
Printed Name of Notary  
My Commission Expires: 5-17-22



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/03/2019 01:55:05 PM  
\$33.00 CHERRY  
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