

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Leonor Nunez de Quinones
257 Hwy 209
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **Thirty Two Thousand Five Hundred Dollars and No Cents (\$32,500.00)**, 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

JBL Holdings, LLC, an Alabama Limited Liability Company, whose mailing address is:

419 Meadowlark Place, Alabaster, AL 35007

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

Leonor Nunez de Quinones, whose mailing address is: 257 Hwy 209, Calera, AL 35040

(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.

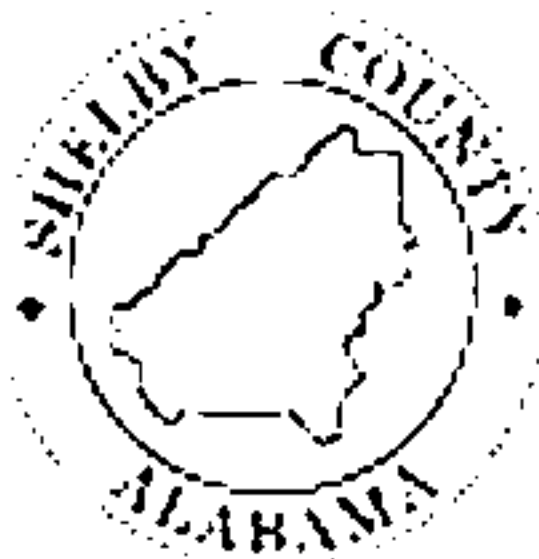
Subject to: All easements, restrictions and rights of way of record.

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 13th day of September, 2019.

JBL HOLDINGS, LLC



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/19/2019 03:34:15 PM
\$54.50 CHARITY
20190919000344810

Allen S. Bayle

Ken Lindsey
Managing Member

State of Alabama / County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Ken Lindsey, Managing Member of JBL Holdings, LLC, 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 13th day of September, 2019.

Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: 5.17.22

