

WARRANTY DEED

State of Alabama

Send Tax Notice to: JEFF 1, LLC
5001 Plaza on the Lake, Suite 200
Austin, TX 78746

Shelby County

Know all men by these presents:

That in consideration of **ONE HUNDRED SEVENTY THOUSAND DOLLARS (\$170,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Mildred Causey, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **JEFF 1, LLC**, mailing address 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 35, according to the plat of Old Ivy Subdivision, Phase II, being a resurvey of Portions of Lots 22-32, Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, as recorded in Map Book 36, Page 6-A and Document #20051027000561200, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel Number: 28-6-23-0-000-086.000

Property Address: 343 Ivy Hills Circle, Calera, AL 35040

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 1st day of November, 2019.

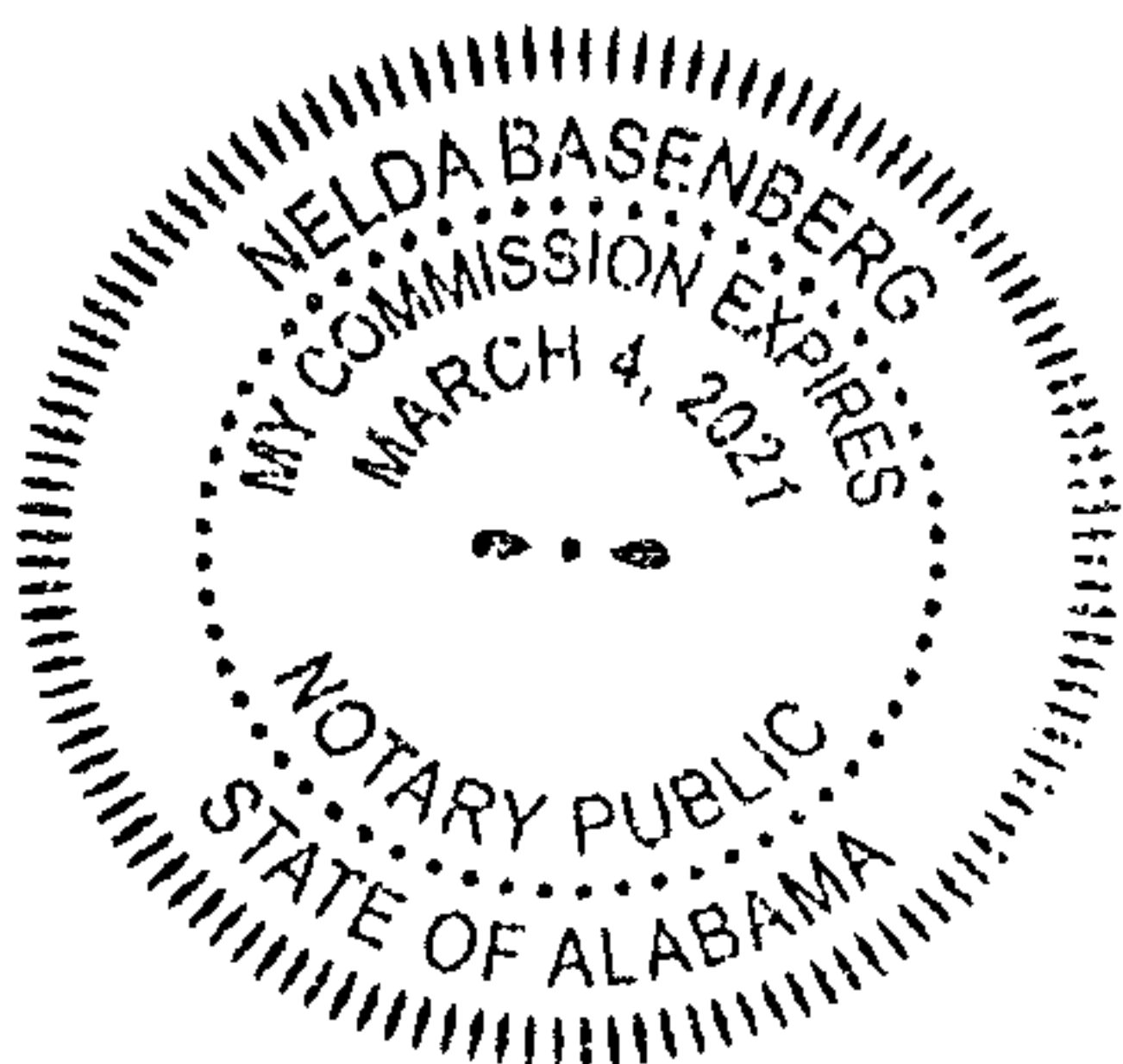
Mildred Causey
Mildred Causey

STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that **Mildred Causey**, whose name(s) 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of Nov., 2019.



Nelda Basenberg
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-4-21

Prepared by:
Parker Law Firm, LLC
Jeremy L Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

