



20191118000427890 1/3 \$147.00  
Shelby Cnty Judge of Probate, AL  
11/18/2019 03:15:35 PM FILED/CERT

**Upon recording return this instrument to:**

Phillippa Hitson  
17 Nolen Street  
Birmingham, AL 35242

**This instrument was prepared by:**

Kim McConnell  
2233 2<sup>nd</sup> Avenue North  
Birmingham, AL 35203

**Mail tax notice to:**

Mulder James Investments, LLC  
17 Nolen Street  
Birmingham, AL 35242

**RECORDING USE ONLY:**

The following information is offered in lieu of submitting  
an RT-1 Real Estate Sales Validation Form pursuant to  
Ala. Code (1975) §40-22-1

**Grantor's Name and Mailing  
Address:**  
Jack Duane Ogles  
1206 McClung Avenue SE  
Huntsville, AL 35180

**Grantee's Name and Mailing  
Address:**  
Mulder James Investments, LLC  
17 Nolen Street  
Birmingham, AL 35242

**Property Address: 520 Treymoor  
Circle, Alabaster, AL 35007**

**Date of Sale: 11/15/19**

**Purchase Price:  
\$119,000.00**

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:  
 Bill of Sale       Sales Contract       Closing Statement       Appraisal       Other

STATE OF ALABAMA      )  
COUNTY OF SHELBY    )

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of one hundred nineteen thousand and no/100 dollars (\$119,000.00) and other good and valuable consideration paid to Jack Duane Ogles, a married man (hereinafter referred to as the "Grantor" whether one or more), in hand paid by Mulder James Investments, LLC (hereinafter referred to as the "Grantee" whether one or more), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee, as tenants in common, that certain parcel of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

The property being conveyed herein is not the homestead of the grantor or his spouse.

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its heirs, successors, and assigns forever, in fee simple.

TO HAVE AND TO HOLD unto to the Grantee, its heirs, successors, and assigns forever.

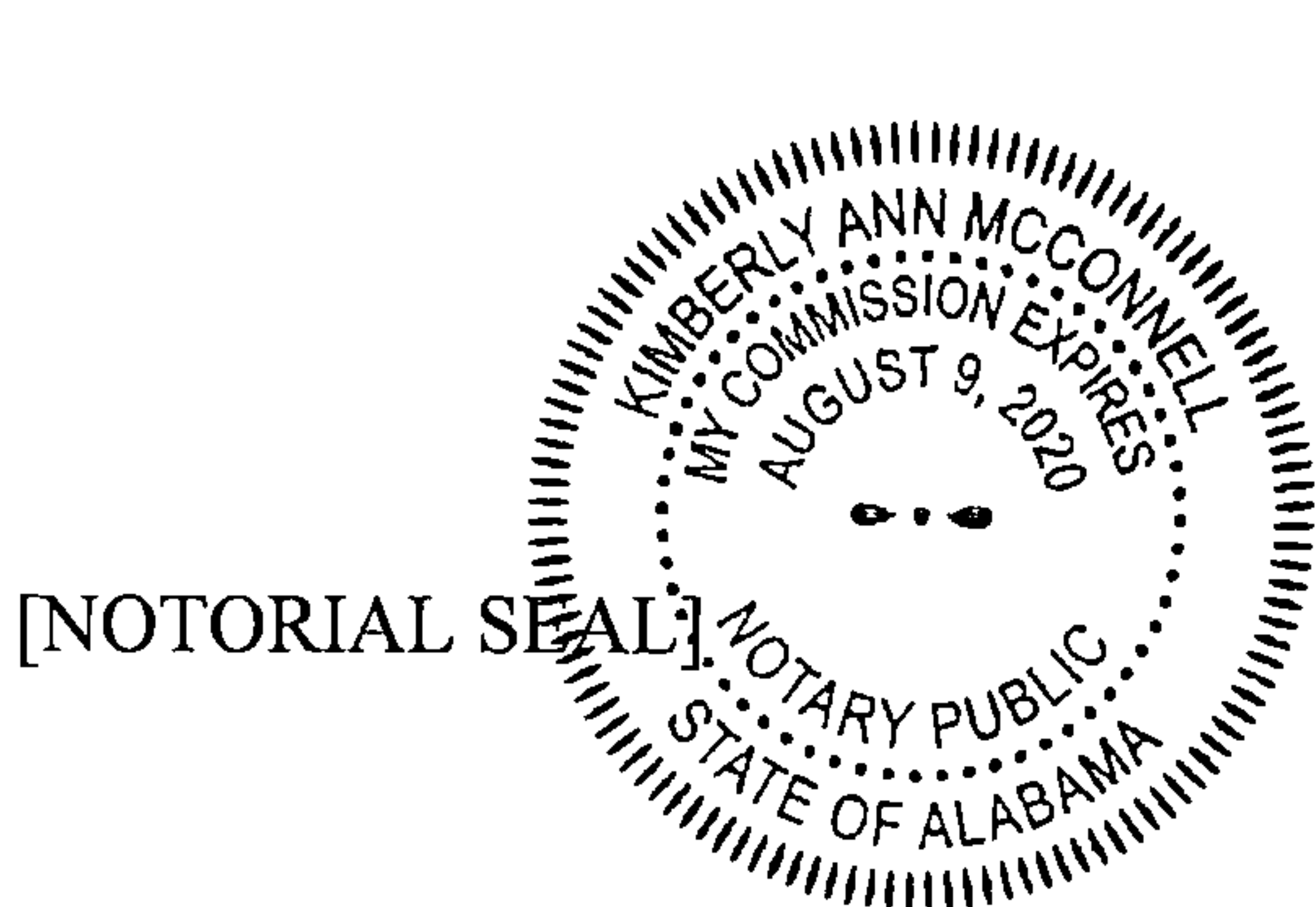
And the Grantor does for itself and for its heirs and assigns covenant with the Grantee, its heirs, successors, and assigns, that the Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property as aforesaid; that the Grantor shall and the Grantor's heirs and assigns shall warrant and defend the Property to the Grantee, its heirs, successors, and assigns, forever, against the lawful claims of all persons claiming by, through, or under the Grantor.

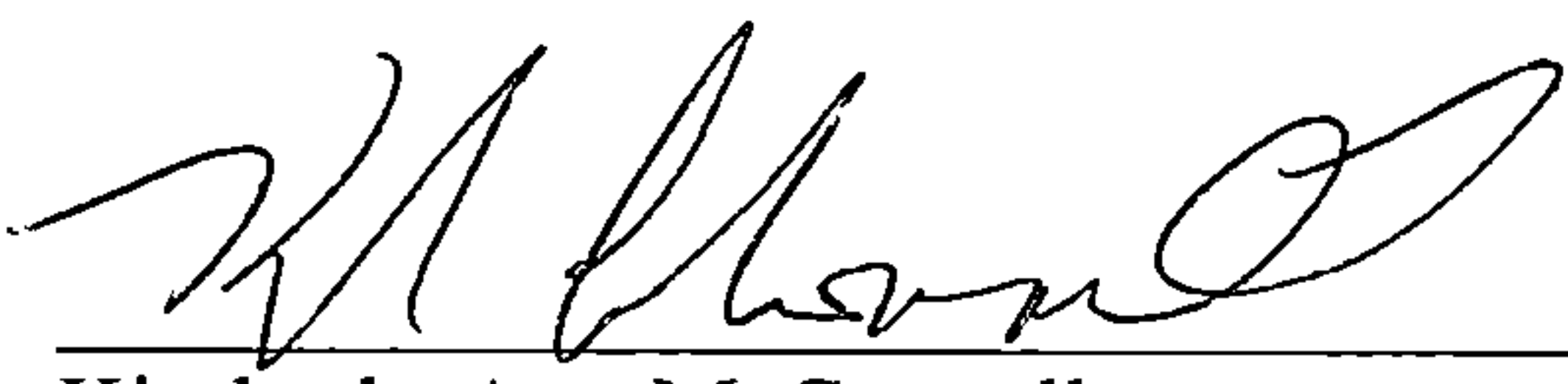
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the 15th day of November, 2019.

  
\_\_\_\_\_  
Jack Duane Ogles

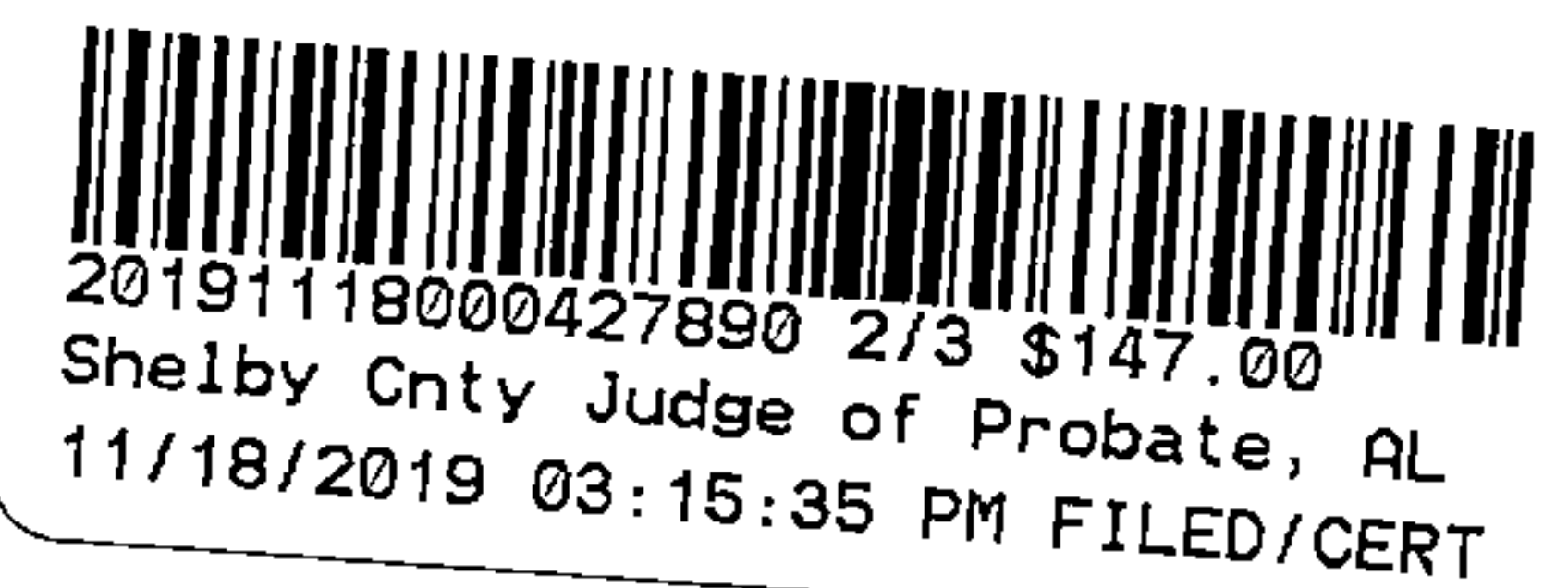
I, the undersigned, a Notary Public in and for the State and County certify that Jack Duane Ogles, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument he did execute the same voluntarily on the day and year the same bears date.

Given under my hand and official seal this 15th day of November, 2019.



  
\_\_\_\_\_  
Kimberly Ann McConnell

My commission expires: 8/9/2020



**EXHIBIT A**

**Legal Description**

Lot 506, according to the Survey of Weatherly Aberdeen, Sector 18, as recorded in Map Book 21, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama.

Shelby County, AL 11/18/2019  
State of Alabama  
Deed Tax:\$119.00



20191118000427890 3/3 \$147.00  
Shelby Cnty Judge of Probate, AL  
11/18/2019 03:15:35 PM FILED/CERT