

Send tax notice to:
VALLEYDALE REVIVAL, LLC
7069 NORTH HIGHFIELD DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019701T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Seven Hundred Thousand and 00/100 Dollars (\$700,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JCG INVESTMENTS LLC, A LIMITED LIABILITY COMPANY** whose mailing address is: 5032 CASTLE ROCK DRIVE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantor") by **VALLEYDALE REVIVAL, LLC** whose property address is: **4898 VALLEYDALE ROAD, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I:

Lot 3, according to the Survey of Valleydale Professional Park, as recorded in Map Book 28, Page 15, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Together with a permanent easement over Lot 2, according to the Survey of Valleydale Professional Park, as recorded in Map Book 28, page 15, in the Probate Office of Shelby County, Alabama, which easement is granted for the purpose of ingress and egress and the running of utilities to the property conveyed herein, and which easement is in the location shown on the plat for "Valleydale Professional Park", as the "Access Easement" lying along the Eastern edge of said Lot 2, and which easement is 60.08 feet wide along its Southwestern boundary and 60.18 feet along its Northeastern boundary. The aforesaid easement is perpetual and appurtenant to the property conveyed herein.

SUBJECT TO:

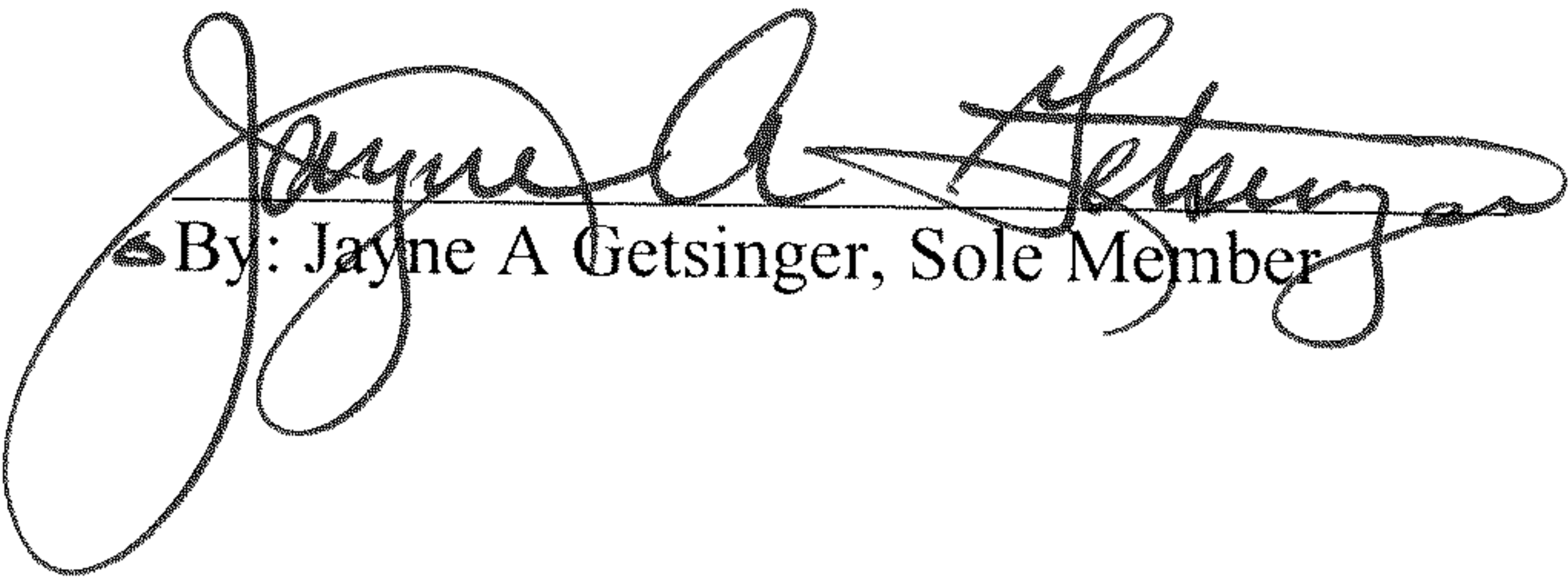
1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not due and payable until October 1, 2020.
2. Restrictions, public utility easements, and building setback lines, including a 25' setback line; 10' easement along the Southeastern lot line for maintenance of Valley Road; 25' wide undisturbed buffer strip along the West lot line and a 7.5' easement along the North lot line; as shown on recorded map and survey of Valleydale Professional Park, as recorded in Map Book 28, Page 15, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Book 65, page 98.

- 4. Right of way in favor of Alabama Power Company recorded in Book 65, page 19.
- 5. Right of Way granted to City of Birmingham recorded in Instrument #200107-9789.
- 6. Easement recorded in Instrument #20141010000320410.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, JCG INVESTMENTS LLC, by JAYNE A GETSINGER, its SOLE MEMBER, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 25th day of November, 2019.

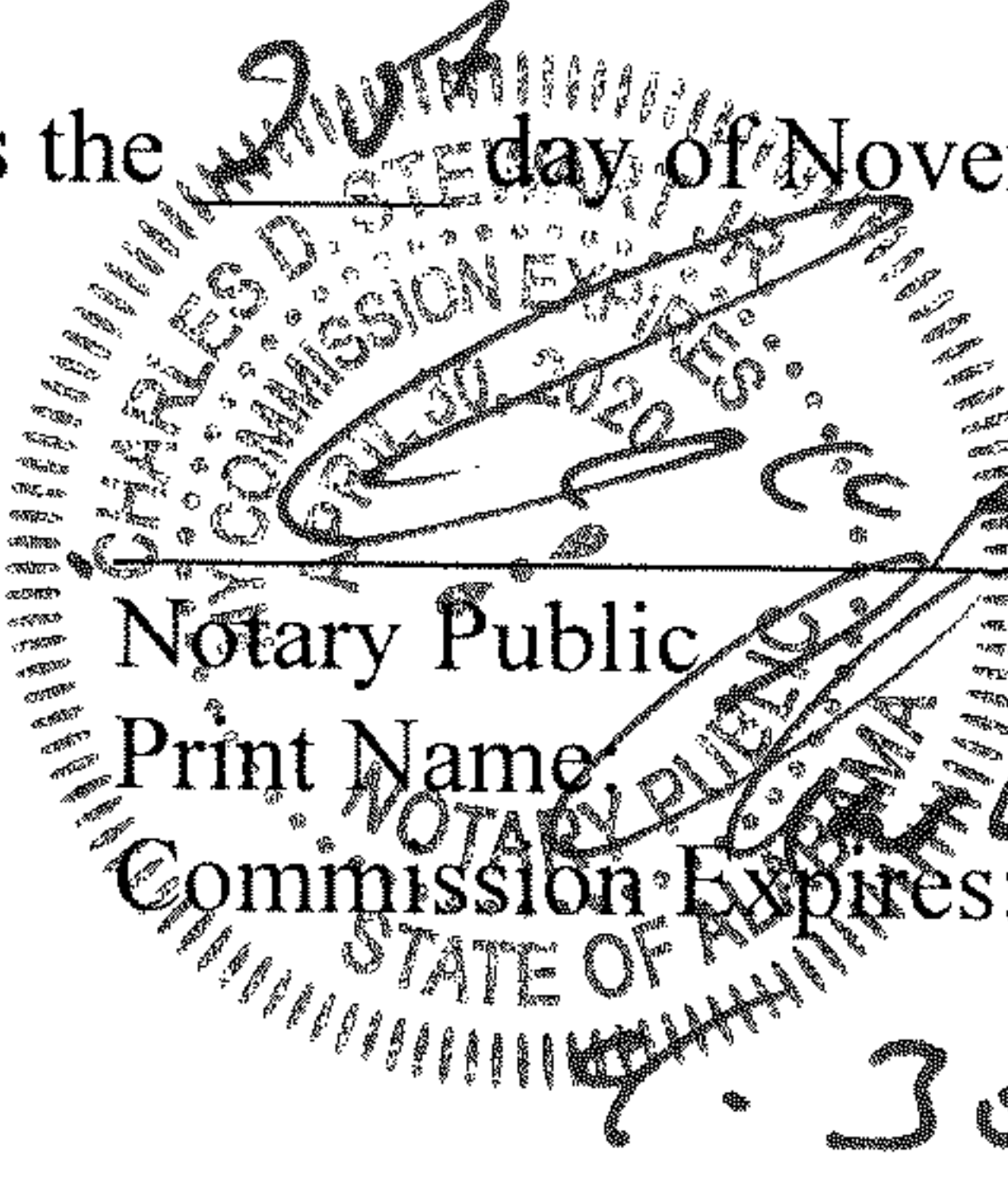
JCG INVESTMENTS, LLC


By: Jayne A Getsinger, Sole Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jayne A Getsinger, whose name as Sole Member of JCG INVESTMENTS LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, she executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 25th day of November, 2019.


Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: 9-30-20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/26/2019 03:23:54 PM
\$725.00 CHARITY
20191126000440850

