

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
JJ&D, INC.
500 SPRING VALLEY DRIVE
CHELSEA, ALABAMA 35043

20200701000270880
07/01/2020 10:18:57 AM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$450,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, Charles M. Honea as Personal Representative of the Estate of James A. Honea, Sr. (aka J.A. Honea, Sr.) deceased, Probate Case No. PR-2013-000476, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto JJ&D, INC., (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Parcel 1
A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:
Begin at the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 28, Township 19 South, Range 1 East and run in a Westerly direction 976.40 feet along the North line of said quarter – quarter section to a point on the South right of way line of U.S. Highway No. 280; thence turn an angle of 6 degrees 06 minutes left and run in a Westerly direction along the South right of way line of U.S. Highway No. 280 for a distance of 1561.89 feet to a concrete highway right of way marker; thence turn an angle to the left of 83 degrees 51 minutes and run in a Southerly direction for a distance of 367.73 feet to an existing iron pin being the point of beginning; thence continue in a Southerly direction for a distance of 132.52 feet to an existing iron pin; thence turn an angle to the left of 90 degrees 07 minutes and run in an Easterly direction for a distance of 198.85 feet to an existing iron pin; thence turn an angle to the left of 89 degrees 53 minutes and run in a Northerly direction for a distance of 132.52 feet to an existing iron pin; thence turn an angle to the left of 90 degrees 07 minutes and run in a Westerly direction for a distance of 198.85 feet to an existing iron pin being the point of beginning.

Parcel 2A
A certain strip or parcel of land beginning at the North boundary line of the right of way of the AB&C Railroad where the West line of the Northeast Quarter of the Southwest Quarter of Section 28, Township 19 South, Range 1 East, crosses said right of way and running due North 200 feet; thence due East 1320 feet to a point; thence South 125 feet to the North line of the AB&C Railroad right of way; thence in a Westwardly direction 1320 feet along said right of way to the point of beginning; Being a part of the South half of the Northeast Quarter of the Southwest Quarter of Section 28, Township 19 South, Range 1 East.

Parcel 2B
All that part of the West half of the Southwest Quarter of Section 28 lying North of the Atlantic Coast Line Railroad right of way, all being in Township 19 South, Range 1 East.

Less and Except the following:
A portion of the Northwest Quarter of Southwest Quarter of Section 28, Township 19, Range 1 East, more particularly described as follows: Commencing at the Northeast corner of said forty and run Westerly along North boundary of said forty, 500 feet to the point of beginning of land herein described; thence run South 320 feet; thence run West 260 feet; thence run North 320 feet to North line of said forty; thence run in an Easterly direction along North line of said forty, 260 feet to point of beginning.

Also Less and Except the following:
Commence at the Southeast corner of the North Half of the Northwest Quarter of the Southwest Quarter of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama; thence Northerly along the East line of said quarter – quarter 66.73 feet to the point of beginning of the property being described; thence continue along last described course 146.44 feet to a point; thence 108 degrees 05 minutes left 479.16 feet to a point; thence 98 degrees 46 minutes left 246.90 feet to a point; thence 93 degrees 07 minutes left 69.72 feet to a point; thence 2 degrees 54 minutes left 337.66 feet to the point of beginning.

SUBJECT TO:

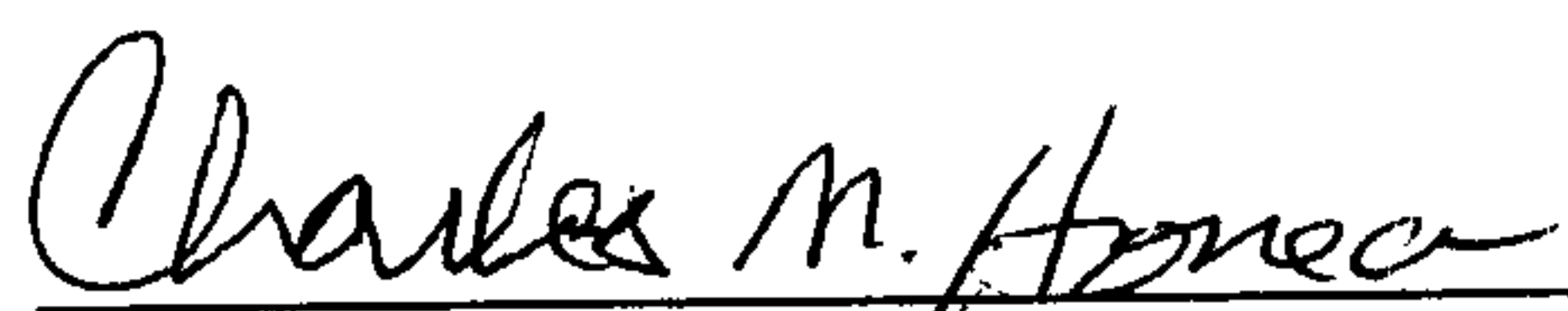
1. Taxes for the year 2020, which are a lien but not yet due and payable until October 1, 2020. (as to Parcel 1, Parcel 2A and 2B)
2. Restrictive Covenants, if any. (as to Parcel 1, Parcel 2A and 2B)
3. Less and except any portion of the land lying within road right of way of Sunrise Lane. (as to Parcel 1)
4. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 103 page 189 and Deed Book 245 page 76 in the Probate Office. (as to Parcel 1)
5. Right(s) of Way(s) granted to Plantation Pipe Line Company by instrument(s) recorded in Deed Book 112 page 228, Deed Book 287 page 691, Deed Book 287 page 695, Deed Book 287 page 678 and Deed Book 290 page 285 in the Probate Office. (as to Parcel 1)
6. Less and except any portion of the land lying within road right of way of U.S. Highway No. 280. (as to Parcel 1A and 2B)
7. Less and except any portion of the land lying within railroad right of way. (as to Parcel 1A and 2B)
8. Right(s) of Way(s) granted to State of Alabama by instrument(s) recorded in Book 284 page 446 in the Probate Office. (as to Parcel 1A and 2B)

\$450,000.00 of the hereinabove stated consideration was paid by a purchase money mortgage of even date and filed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 23RD day of JUNE, 2020.

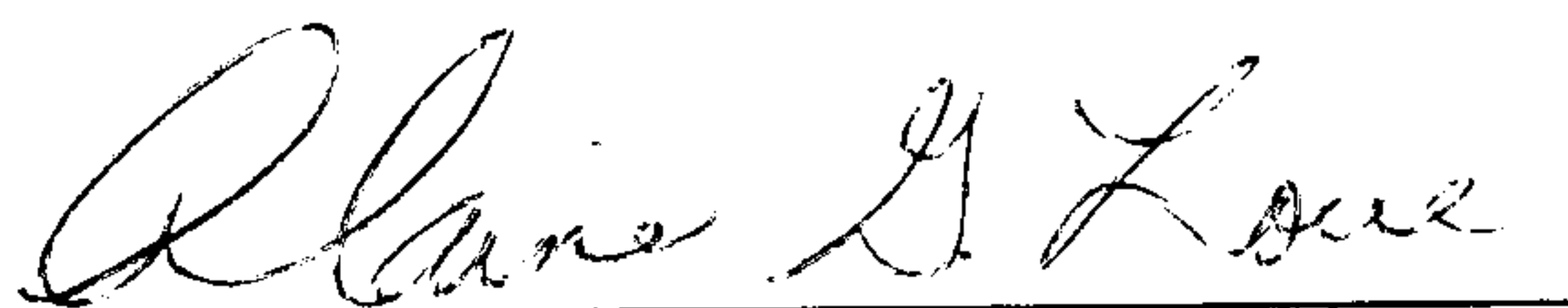
 (L.S.)

Charles M. Honea as Personal Representative of the Estate of James A. Honea, Sr. (aka J.A. Honea, Sr.) deceased, Probate Case No. PR-2013-000476

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles M. Honea whose name as Personal Representative of the Estate of James A. Honea, Sr. (aka J.A. Honea, Sr.) deceased, Probate Case No. PR-2013-000476, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he, as such Personal Representative and with full authority, has executed the same voluntarily on the day the same bears date on behalf of the Estate of James A. Honea, Sr. (aka J.A. Honea, Sr.) deceased, Probate Case No. PR-2013-000476.

Given under my hand and official seal this 23RD day of JUNE, 2020.



Notary Public

My Commission Expires: 10/31/2023

Grantor's Name:
Charles M. Honea as Personal Representative of the Estate
of James A. Honea, Sr. (aka
J.A. Honea, Sr.) deceased, Probate Case No. PR-2013-000476

Mailing Address:
291 COUNTRY MANOR DRIVE
STERRETT, ALABAMA 35147

Property Address:
146 Sunrise Lane
Sterrett, AL 35147

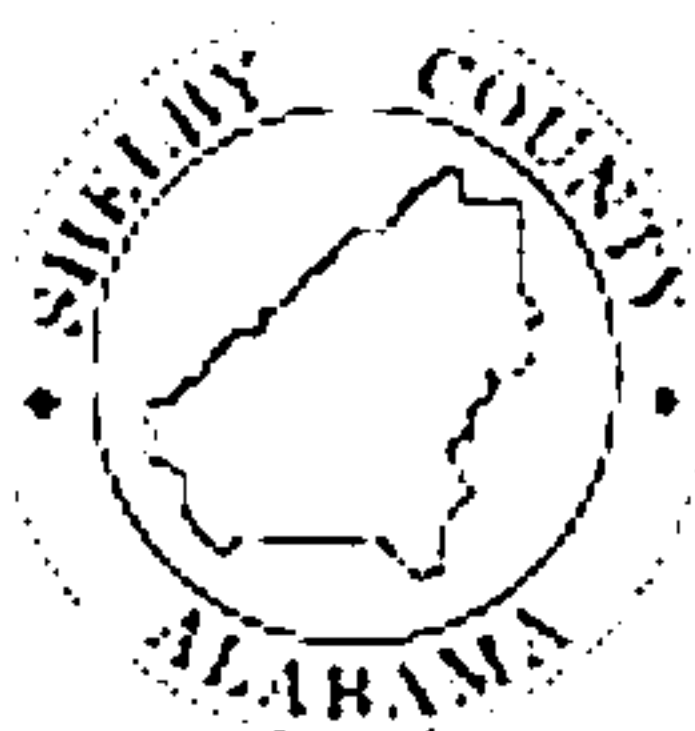
Grantee's name:
JJ&D, INC

Mailing Address:
500 SPRING VALLEY DRIVE
CHELSEA, ALABAMA 35043

Date of Sale: JUNE 23RD, 2020
Total Purchase Price: \$450,000.00
or
Actual Value
or
Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2020 10:18:57 AM
\$30.00 CHARITY
20200701000270880

Allen S. Bayl