

Send tax notice to:
ANDRES PEON
140 KELLY HILL ROAD
HARPERSVILLE, AL, 35078

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

STATE OF ALABAMA

2020289

SHELBY COUNTY

20200730000321610
07/30/2020 01:53:42 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy-Seven Thousand and 00/100 Dollars (\$177,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JG PROPERTY MANAGEMENT AND LAND DEVELOPMENT, A LIMITED LIABILITY COMPANY**, whose mailing address is: 9192 Hwy 55 Harpersville AL 35078 and **JEBELES PROPERTIES, LLC, A LIMITED LIABILITY COMPANY** whose mailing address is: 226 Baron Dr Chelsea AL 35043 (hereinafter referred to as "Grantors") by **ANDRES PEON and GLADYS PEON SHERWOOD** whose property address is: **140 KELLY HILL ROAD, HARPERSVILLE, AL, 35078** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Northwest Quarter of the Northwest quarter of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter of said Section 34 thence North 89 degrees 41 minutes 37 seconds West along the South line of said quarter section, a distance of 229.83 feet to a point on the North right of way of U.S. Highway 280; thence North 53 degrees 31 minutes 37 seconds West, along said right of way, a distance of 1968.00 feet to a point at a previous intersection of the right of way of U.S. Highway No. 280 and the Old Chancellor Ferry Road; thence North 33 degrees 19 minutes 17 seconds West, along the old right of way line of Chancellor Ferry Road a distance of 367.08 feet to a ½" rebar found; thence North 56 degrees 45 minutes 27 seconds East, a distance of 257.02 feet to a 1" pipe found at the Point of Beginning; thence North 25 degrees 39 minutes 36 seconds West, a distance of 91.53 feet to a ¾" pipe in concrete, found on the South right of way of the Kymulga Ferry Road; thence South 83 degrees 49 minutes 37 seconds East, along the right of way line of Kymulga Ferry Road, a distance of 110.74 feet, to a point; thence South 73 degrees 29 minutes 37 seconds East, along the right of way line of Kymulga Ferry Road, a distance of 100.00 feet to a 1" angle iron, found; thence South 16 degrees 30 minutes 23 seconds West, a distance of 210.00 feet, to a ½" rebar set, with a cap stamped "Wheeler CA0502"; thence North 73 degrees 29 minutes 37 seconds West, a distance of 5.00 feet, to a ½" rebar set, with a cap stamped "Wheeler CA0502"; thence South 37 degrees 01 minutes 00 seconds West a distance of 34.72 feet to a concrete monument, found; thence North 53 degrees 47 minutes 46 seconds West, a distance of 59.81 feet, to a ¾" pipe found; thence North 74 degrees 47 minutes 55 seconds East, a distance of 18.66 feet, to a 1" open end pipe found; thence North 18 degrees 29 minutes 31 seconds East, a distance of 25.68 feet; to a ¾" open end pipe, found; thence North 25 degrees 39 minutes 36 seconds West, a distance of 132.80 feet to the Point of Beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Less and except any part of subject property lying within any road right-of-way.

\$173,794.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, JG PROPERTY MANAGEMENT AND LAND DEVELOPMENT, LLC, by JONATHAN GILL, its MEMBER, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 29th day of July, 2020.

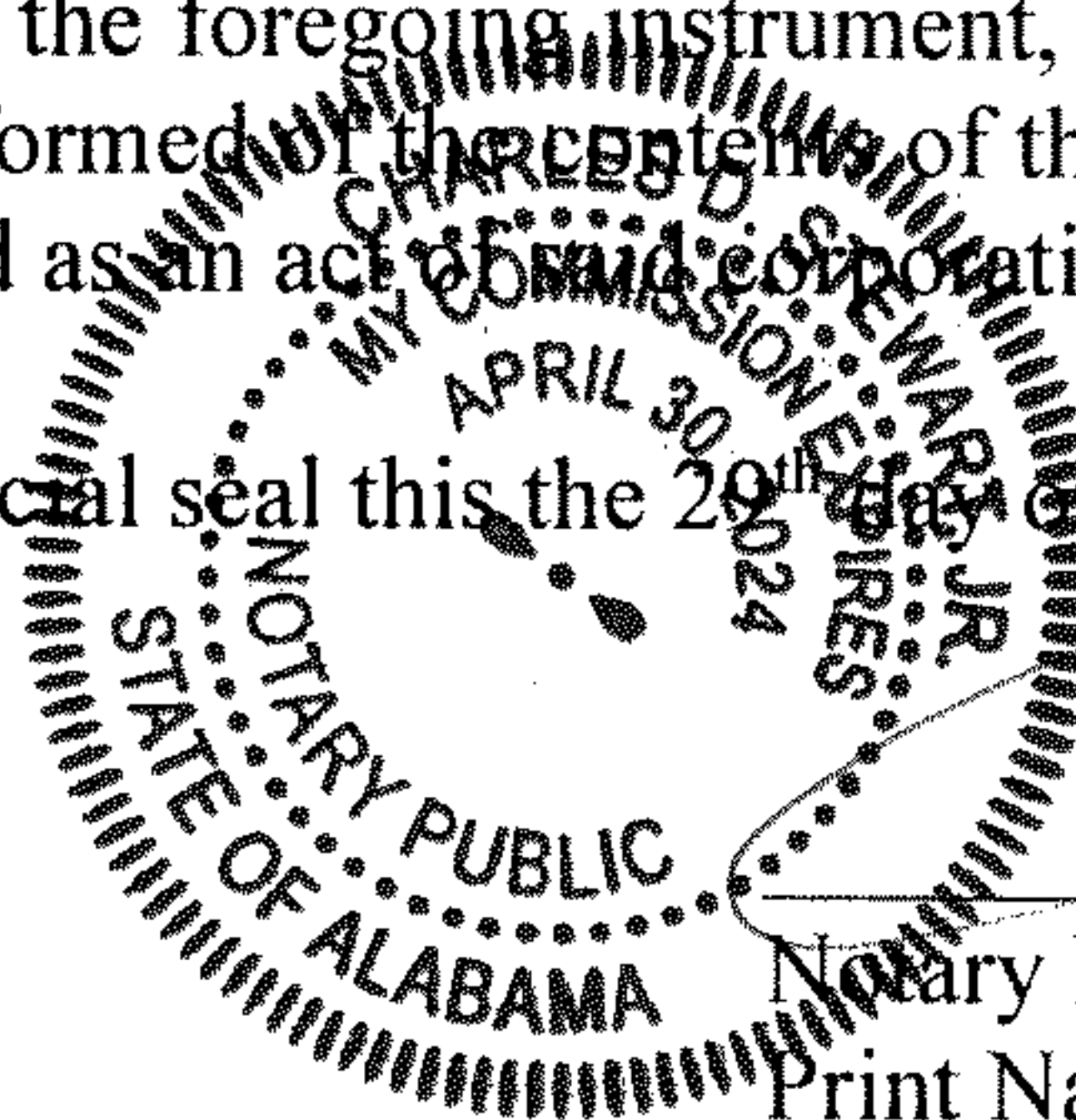
JG PROPERTY MANAGEMENT AND LAND DEVELOPMENT, LLC


BY: JONATHAN GILL
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JONATHAN GILL, whose name as MEMBER of JG PROPERTY MANAGEMENT AND LAND DEVELOPMENT, LLC 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 the said instrument and with full authority, executed the same voluntarily for and as an act of said corporation.

Given under my hand and official seal this the 29th day of July, 2020.



Notary Public

Print Name:

Commission Expires:

Charles D Stewart Jr
4-30-24

IN WITNESS WHEREOF, the said Grantor, JEBELES PROPERTIES, LLC, by HENRY JASON JEBELES, its SOLE MEMBER, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 29th day of July, 2020.

JEBELES PROPERTIES, LLC


BY: HENRY JASON JEBELES
ITS: SOLE MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

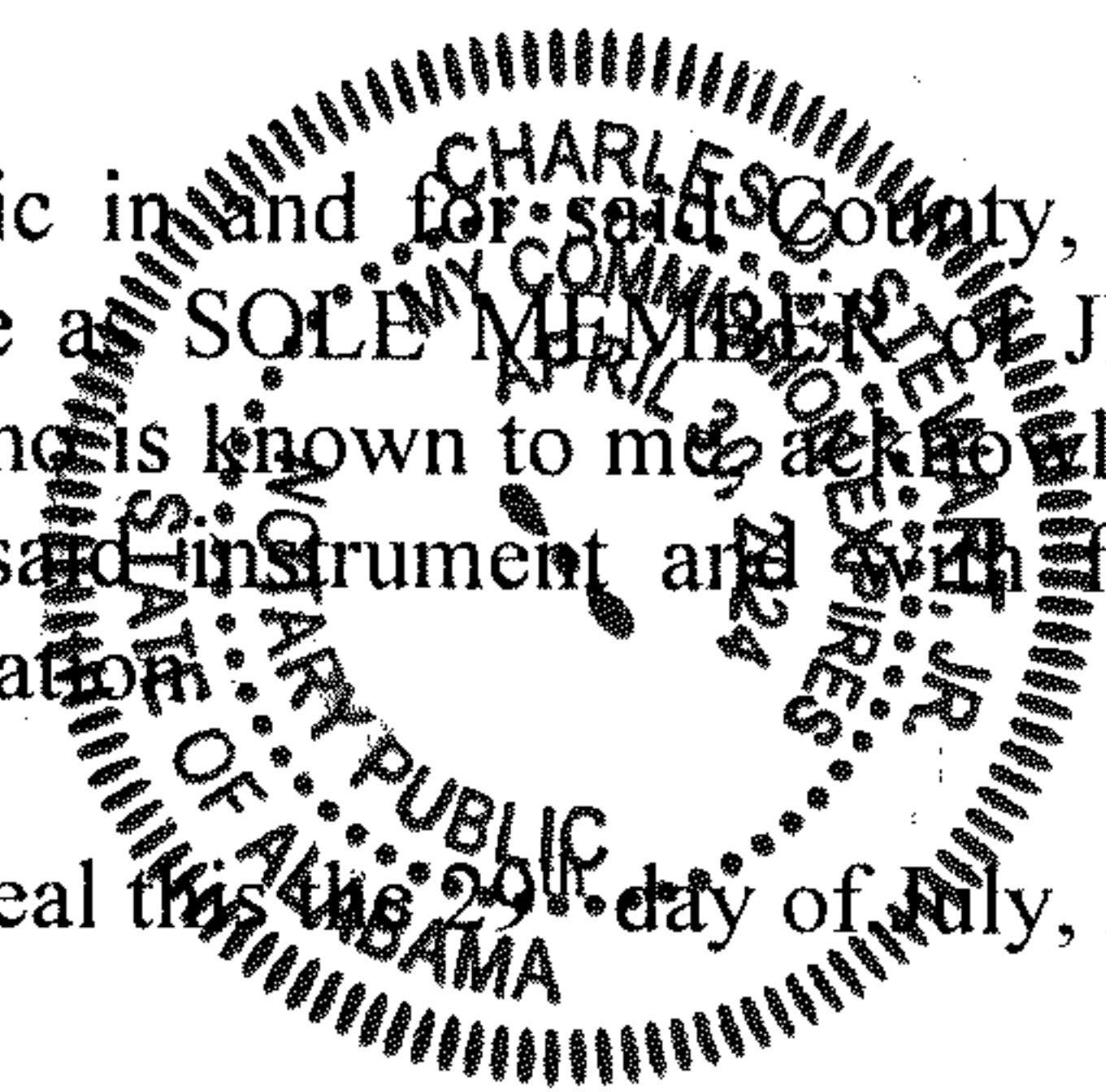


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/30/2020 01:53:42 PM
\$28.50 CHERRY
20200730000321610

Allie S. Bayl

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HENRY JASON JEBELES, whose name as SOLE MEMBER of JEBELES PROPERTIES, LLC, 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 the said instrument and with full authority, executed the same voluntarily for and as an act of said corporation.

Given under my hand and official seal this the 29th day of July, 2020.



Notary Public

Print Name:

Commission Expires:

Charles D Stewart Jr
4-30-24