20201016000472500 10/16/2020 02:53:32 PM DEEDS 1/3

This instrument was prepared by: Justin Smitherman, Esq. 173 Tucker RD STE 201 Helena, AL 35080 Send Tax Notice to:
J C White Investments LLC
187 Old Buttermilk Road
Montevallo, AL 35115

STATE OF ALABAMA SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Ronnie D. Hicks and Beverly A. Hicks, husband and wife (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, JC White Investments LLC, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land in Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, and being shown in the Map of Allotment of lands at Montevallo, Alabama, made by Elecia S. Storrs and Lizzie B. Troy as recorded in Map Bock 3, Page 3, in the said Probate Office as Lot 3, and being more particularly described as follows:

From the point of intersection of the East right of way line of Boundry Street and the South right of way line of Main street, in the Town of Montevallo, as the same this day lie, run Northeasterly along the right of way line of said Main Street 192.8 feet to an iron pin; deflect right an angle of 89 deg. 36 min. and run Southeasterly 150 feet to an iron pin marking the point of beginning of subject lot; from said point of beginning continue said course 156.24 feet to a point on the North right of way line of Island. Street; thence deflect left 89 deg. 36 min. and run Northeasterly along said right of way line 91 feet; thence deflect left 90 deg. 24 min. and run Northwesterly 156.24 feet; thence deflect left 89 deg. 36 min. and run Southwesterly 91.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR

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is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 16th day of October, 2020.

Ronnie D. Hicks

STATE OF ALABAMA Shelby COUNTY

SS:

l, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ronnie D. Hicks and Beverly A. Hicks, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of October, 2020.

Notary Public

My Commission Expires: 1/18/2021

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mailing Address	Ronnie D. Hicks and Beverly A. Hicks 2801 Little River Ln Brierfield, AL 35035	Grantee's Name Mailing Address	J C White Investments LLC 187 Old Buttermilk Road Montevallo, AL 35115
Property Address	951 Island Street Montevallo, AL 35115	Date of Sale Total Purchase Price Or Actual Value Or	
4 . 4 .	rice or actual value claimed on this ecordation of documentary evidence		
Bill of S Sales Co X Closing		Appraisal Other:	
4	s form is not required.	ion contains all of the requ	ired information referenced above,
	I and mailing address - provide the not mailing address.	nstructions same of the person or perso	ns conveying interest to property
Grantee's name being conveyed	e and mailing address - provide the red.	name of the person or perso	ons to whom interest to property is
4	ss - the physical address of the prope to the property was conveyed.	erty being conveyed, if ava	ilable. Date of Sale - the date on
 .	price - the total amount paid for the einstrument offered for record.	purchase of the property, l	both real and personal, being
conveyed by th	if the property is not being sold, the see instrument offered for record. This assessor's current market value.		
current use val	rovided and the value must be deteruation, of the property as determined ty for property tax purposes will be \$40-22-1 (h).	d by the local official charg	ged with the responsibility of
accurate. I furt	best of my knowledge and belief that her understand that any false statemed in Code of Alabama 1975 § 40-2	ents claimed on this form r	
Date October 16, 2020		Print: Justin Smit	herman
Unattes	ted (verified by)	Sign	nteg/Owner/a gent) circle one
Service Con			Form RT-1

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Shelby County, AL

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\$29.00 JESSICA

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