

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 Book 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.

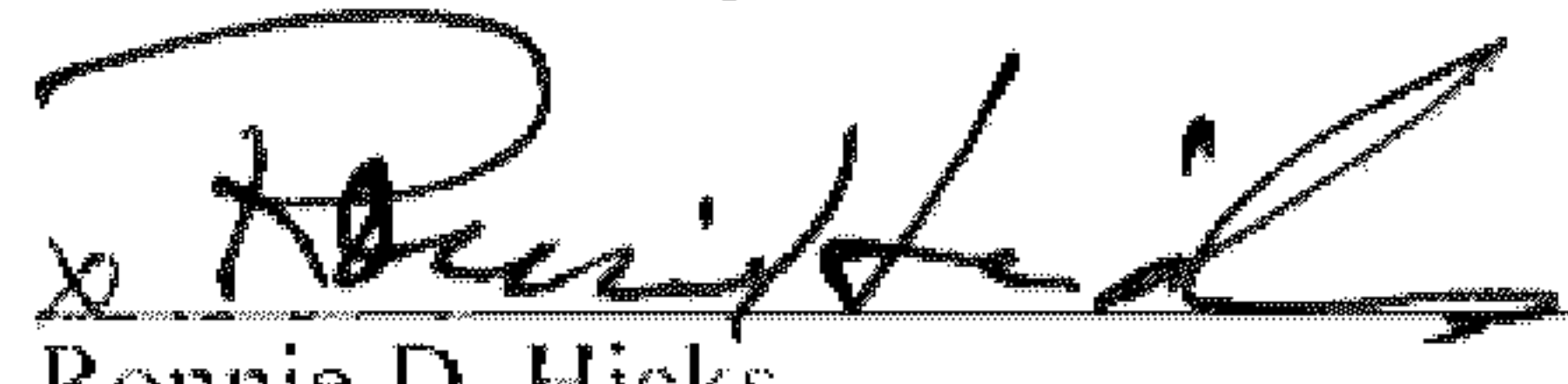
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

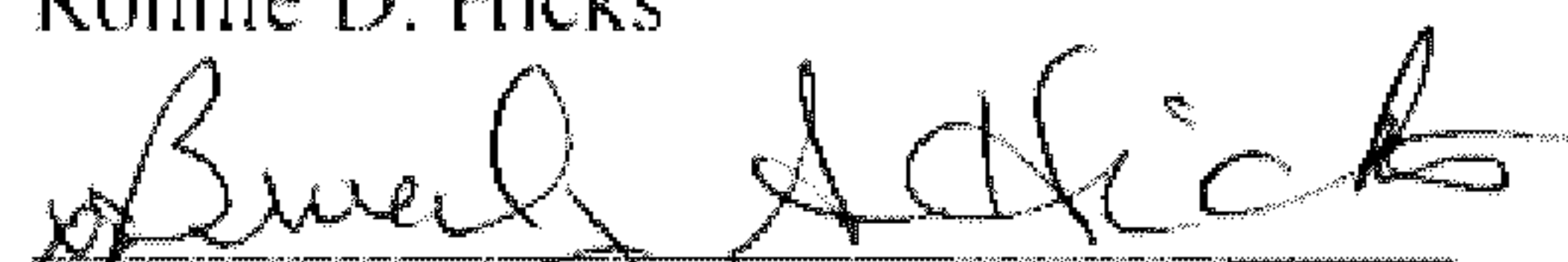
AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR

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.


x _____
Ronnie D. Hicks


x _____
Beverly A. Hicks

STATE OF ALABAMA
Shelby COUNTY

}

SS:

I, 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



