

This Instrument was Prepared by: Send Tax Notice To: J&M Property Group, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-21-26871

4224 Hwy 31
Calea AL 35040

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Eight Hundred Thousand Dollars and No Cents (\$800,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Diana Sherwood and Patricia Rickle as Personal Representatives of The Estate of James D. Glass, Probate Case No. PR-2018-000232, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **J&M Property Group, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$520,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

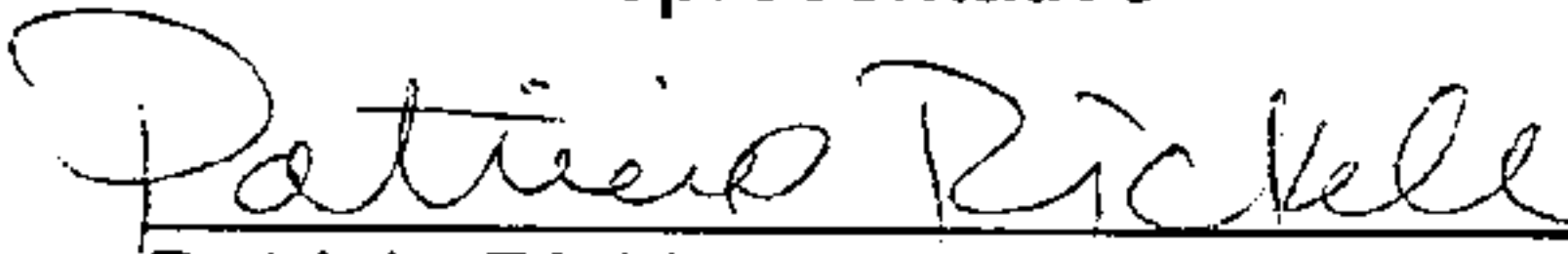
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of January, 2021.

ESTATE OF JAMES D. GLASS, PROBATE CASE
NO. PR-2018-000232, SHELBY COUNTY,
ALABAMA



Diana Sherwood
Personal Representative

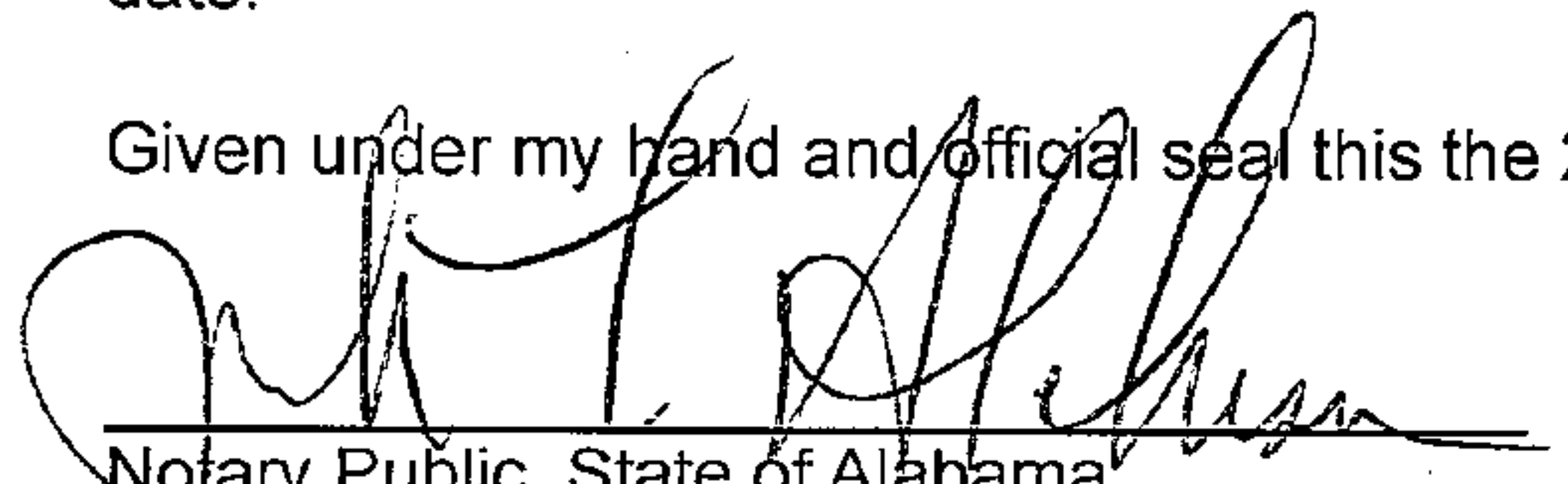


Patricia Rickle
Personal Representative

State of Alabama
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Diana Sherwood and Patricia Rickle as Personal Representative's of The Estate of James D. Glass, Probate Case No. PR-2018-000232, Shelby County, Alabama, 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of January, 2021



Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

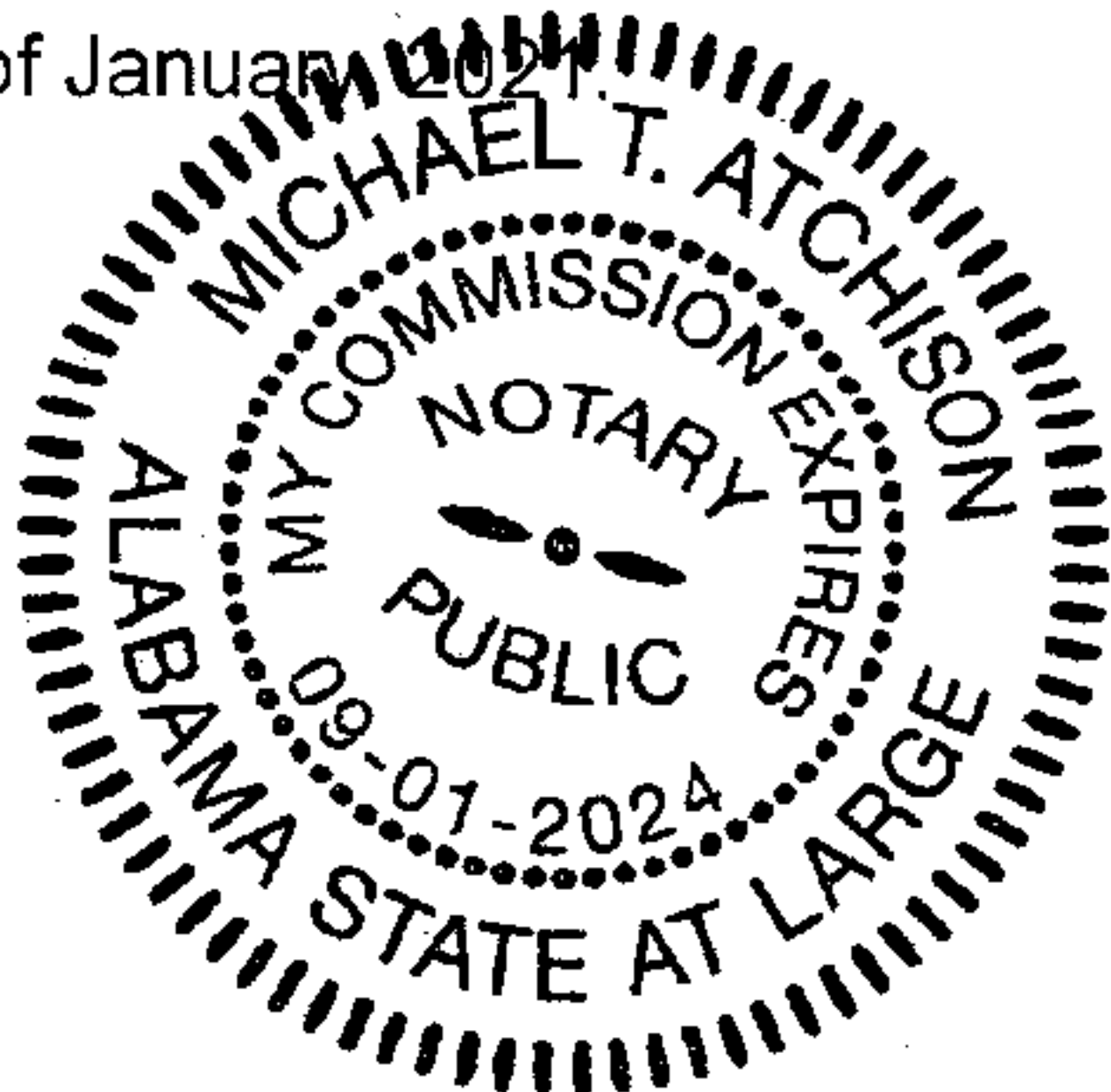


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the southwest corner of the Northwest 1/4 of the Southwest 1/4 of section 33, Township 21 South, range 2 West, Shelby County, Alabama; thence North 00 degrees 47 minutes 12 seconds East, 648.95 feet to a calculated point; thence South 87 degrees 39 minutes 48 seconds East, 747.60 feet to a 1" hex rod at the point of beginning; thence South 87 degrees 45 minutes 49 seconds East, 1469.44 feet to a 1" hex rod on the western ROW of US Highway 31; thence along said ROW, South 22 degrees 48 minutes 51 seconds East a chord distance of 301.33 feet with a radius of 1376.4 feet to a 1" hex rod; thence leaving said ROW, North 87 degrees 45 minutes 40 seconds West, 1554.87 feet to a 1" hex rod on the eastern ROW of the existing railroad line; thence along said ROW, North 06 degrees 32 minutes 48 seconds West, 276.16 feet to the point of beginning. All lying in the Southwest 1/4 of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama.
According to the survey of O. Guthrie Jeffcoat, Jr. Al. Reg. 9587, dated January 15, 2020.

Real Estate Sales Validation Form

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

Grantor's Name	Estate of James D. Glass, Probate Case No. PR-2018-000232, Shelby County, Alabama	Grantee's Name	J&M Property Group, LLC
Mailing Address	135 Lee Road 117 Opelika, AL 36804	Mailing Address	4224 Hwy 31 Calera, AL 35040
Property Address	4264 Highway 31 Calera, AL 35040	Date of Sale	January 20, 2021
		Total Purchase Price	\$800,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale	Appraisal
xx Sales Contract	Other
Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

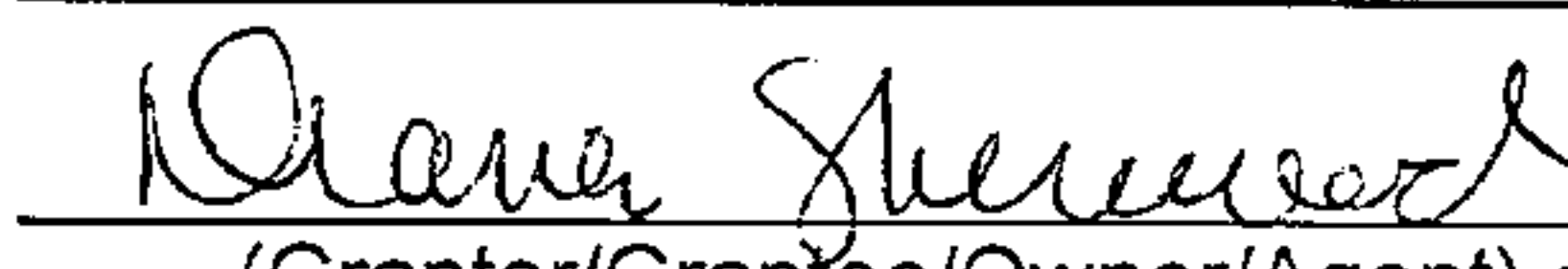
Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

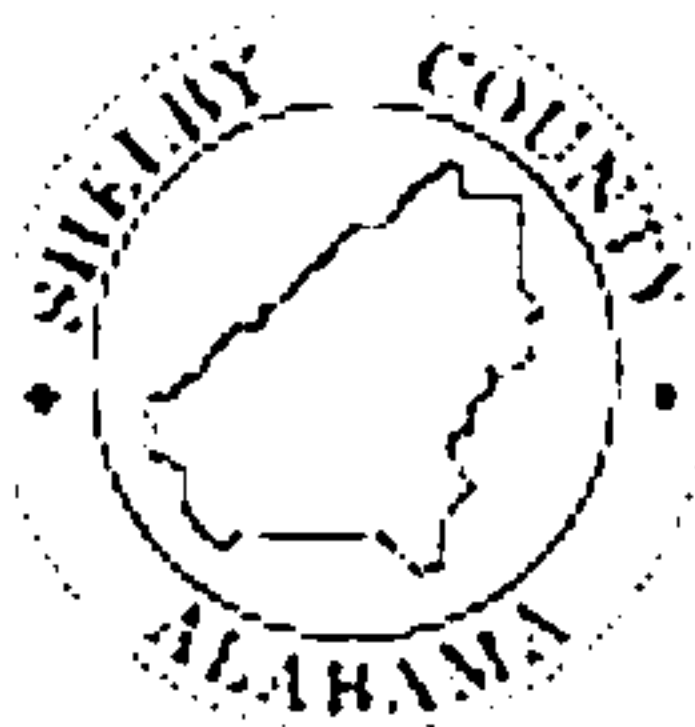
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	January 19, 2021	Print	Estate of James D. Glass, Probate Case No. PR-2018-000232, Shelby County, Alabama
Unattested		Sign	 (Grantor/Grantee/Owner/Agent) circle one
	(verified by)		

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
01/21/2021 12:46:23 PM
\$308.00 CHERRY
20210121000033860

Allen S. Boyd