

This Instrument was Prepared by:
Cassy L. Dailey
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
File No.: 44444-21-0250

Send Tax Notice To: Hoang Le
455 Highway 77
Columbiana, AL 35051

20210305000110170
03/05/2021 08:25:46 AM
DEEDS 1/1

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty One Thousand Five Hundred Dollars and No Cents (\$21,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **JBL Holdings, LLC, an Alabama Limited Liability Company, whose mailing address is 419 Meadowlark Place, Alabaster, AL 35007** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Hoang Le, whose mailing address is 455 Highway 77, Columbiana, AL 35051**

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 617 9th Ave. SW, Alabaster, AL 35007**; to wit;

Lot 115, Siluria Mills, as recorded in Map Book 5, Page 10 in the Probate Office of Shelby County, Alabama.

Subject to: Easements, Restrictions and Right-of-Way of record.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set his signature and seal, this the 2nd day of March, 2021.

JBL HOLDINGS, LLC


Ken Lindsey
Managing Member

State of Alabama

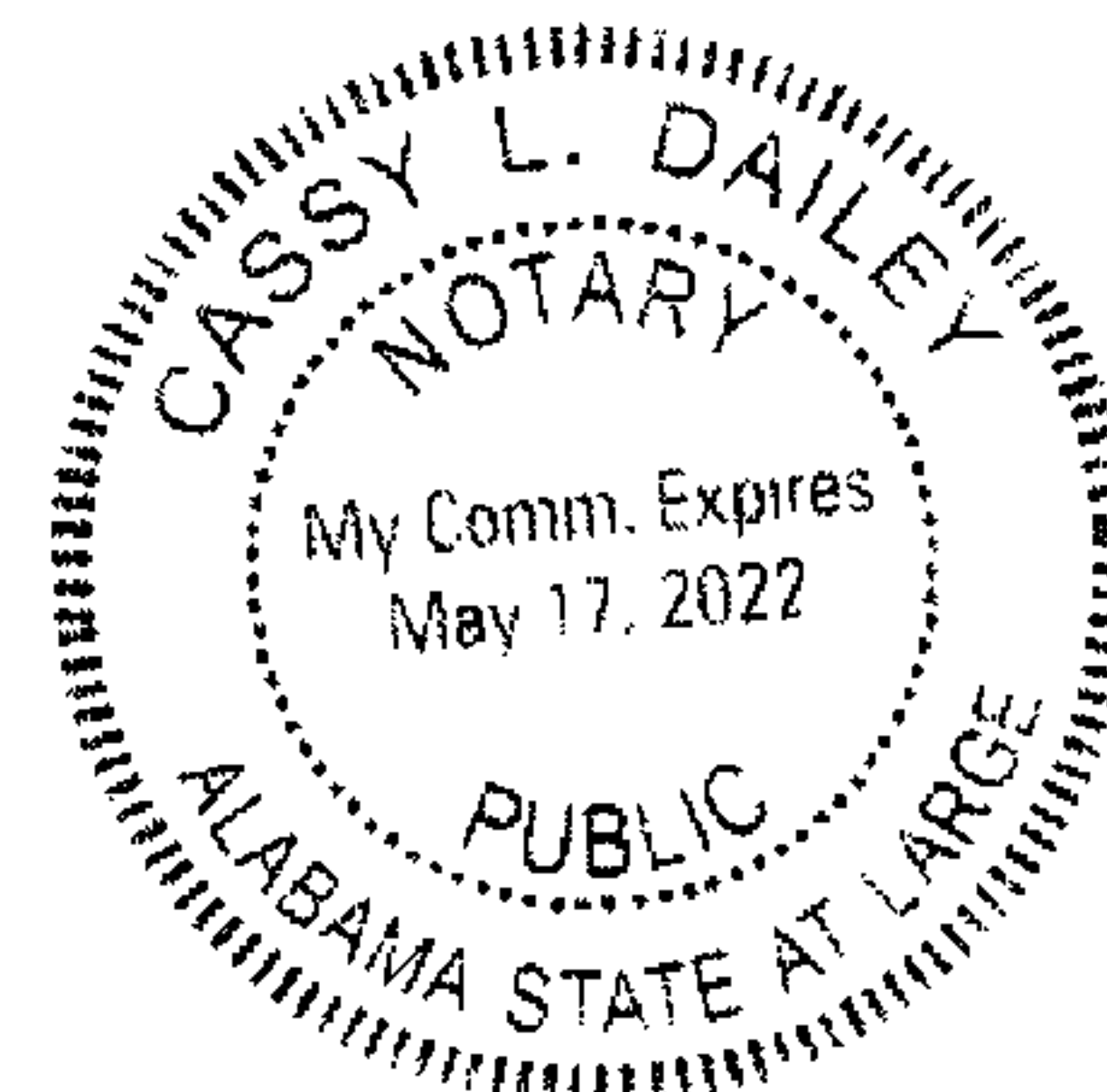
County of Shelby

I, Cassy L. Dailey, a Notary Public in and for said County in said State, hereby certify that Ken Lindsey, whose name(s) as Managing Member of JBL Holdings, LLC 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 foregoing conveyance he as such Managing Member and with full authority executed the same voluntarily for and as the act of said Limited Limited Liability Company on the day the same bears date.

Given under my hand and official seal this the 2nd day of March, 2021.


Notary Public, State of Alabama

Cassy L. Dailey
My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/05/2021 08:25:46 AM
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