

Send tax notice to:
JCM HOLDINGS, LLC
2803 GREYSTONE COMMERCIAL BLVD
HOOVER, AL, 35242

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

STATE OF ALABAMA

2021114

SHELBY COUNTY

20210309000117620
03/09/2021 02:23:29 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Forty-Three Thousand Seven Hundred Seventy and 00/100 Dollars (\$243,770.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CALVINE SOUTH, LLC** whose mailing address is: 9 Shepherd Gap Rd Leeds, AL 35094 (hereinafter referred to as "Grantor") by **JCM HOLDINGS, LLC** whose property address is: **2803 GREYSTONE COMMERCIAL BLVD, HOOVER, AL, 35242** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 18, in Two-Eighty Village, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument No. 200701310000458801 in the Probate Office of Shelby County, Alabama, and any amendments thereto, to which Declaration of Condominium, a plan, is attached as Exhibit "C" thereto, and as recorded in the Record Plat of Two-Eighty Village, a Condominium, in Map Book 38, Page 36, and any future amendments thereto, and to which said Declaration of Condominium the By-Laws of Two-Eighty Village Association, Inc., are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D".

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not due and payable until October 1, 2021. Easement(s), building line(s) and restriction(s) as shown on recorded map.
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. Restrictions appearing of record in Inst. No. 1995-18410.
4. Covenant and agreement for water service recorded in Real Volume 235, Page 611.
5. Terms and conditions as described in Inst. No. 1996-34645.
6. Right-of-way granted to Alabama Power Company recorded in Inst. No. 1999-12009.
7. Terms and conditions as set forth in the Declaration of Condominium of Two-Eighty Village, recorded in Inst. No. 20070131000045880 and First Amendment recorded in Inst. No. 20070206000056600.
8. Articles of Incorporation of Two-Eighty Village Association recorded in Inst. No. 20070131000045890.
9. Rights of parties in possession.

\$204,139.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

IN WITNESS WHEREOF, the said Grantor, CALVINE SOUTH, LLC, by TODD MURPHY, its MANAGER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 4th day of March, 2021.

CALVINE SOUTH, LLC

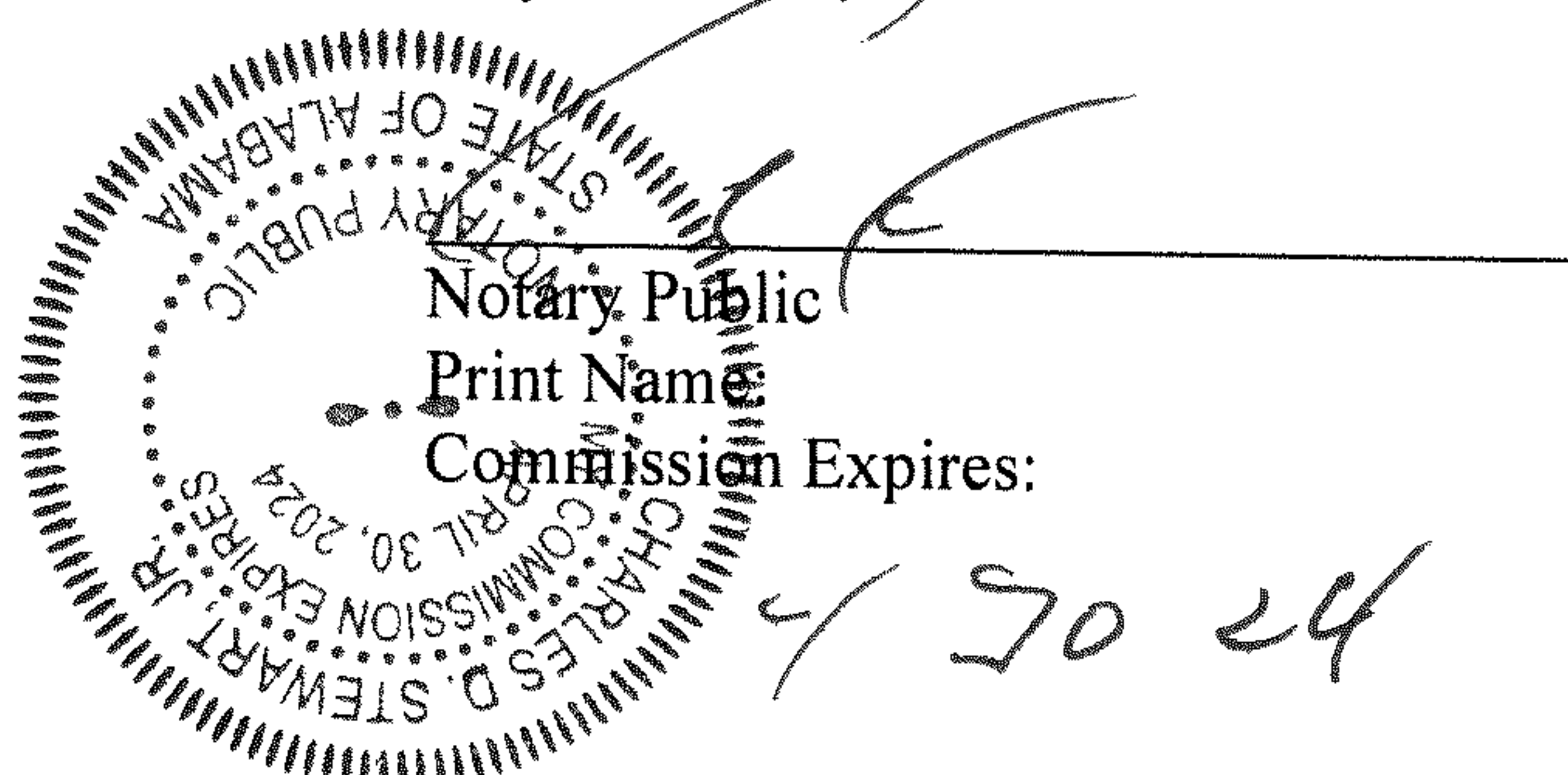

BY: TODD MURPHY
ITS: MANAGER

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD MURPHY, whose name as MANAGER OF CALVINE SOUTH, 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 4th day of March, 2021.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/09/2021 02:23:29 PM
\$65.00 CHERRY
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Allen S. Bayl