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DEEDS 1/1

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
JBL Holdings, LLC

419 Meadowlark Place
Alabaster AL 35007

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Sixty Five Thousand Dollars and No Cents (\$365,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Philip L. Busby and Stephanie Busby, husband and wife, whose mailing address is:

1080 Longbranch Pkwy Calera AL 35040

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

JBL Holdings, LLC, whose mailing address is: 419 Meadowlark Pl Alabaster AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 224 Keeler Mill Rd., Montevallo, AL 35115** to-wit:

Lot 2, Keeler's Mill Estates, as recorded in Instrument No. 1999-07183, Map Book 25, Page 35C, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$290,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was 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 persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 15th day of March, 2021.

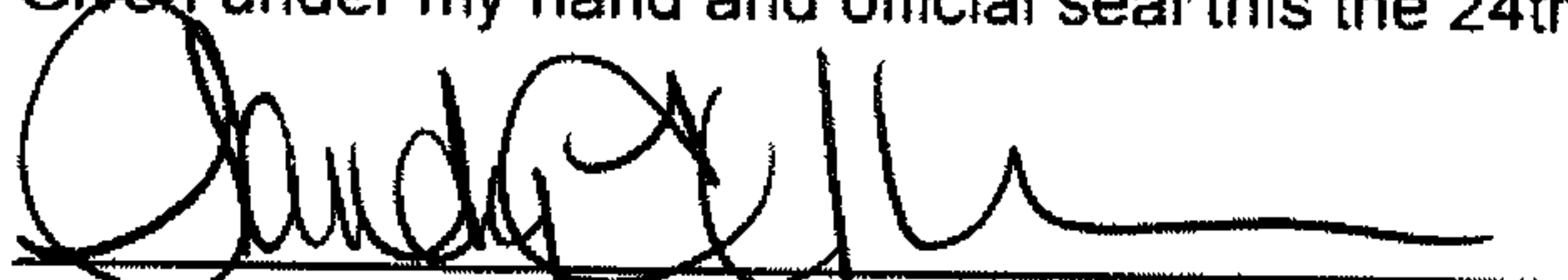

Philip L. Busby


Stephanie Busby

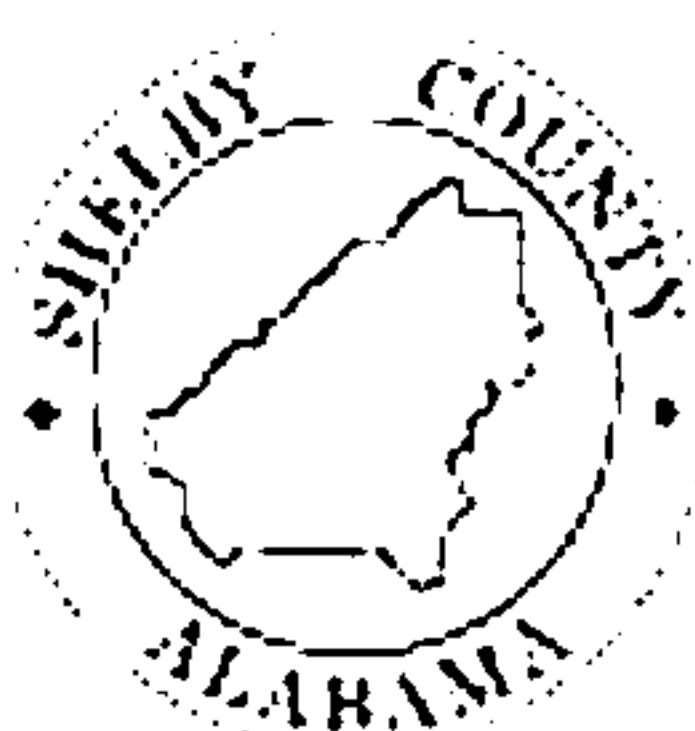
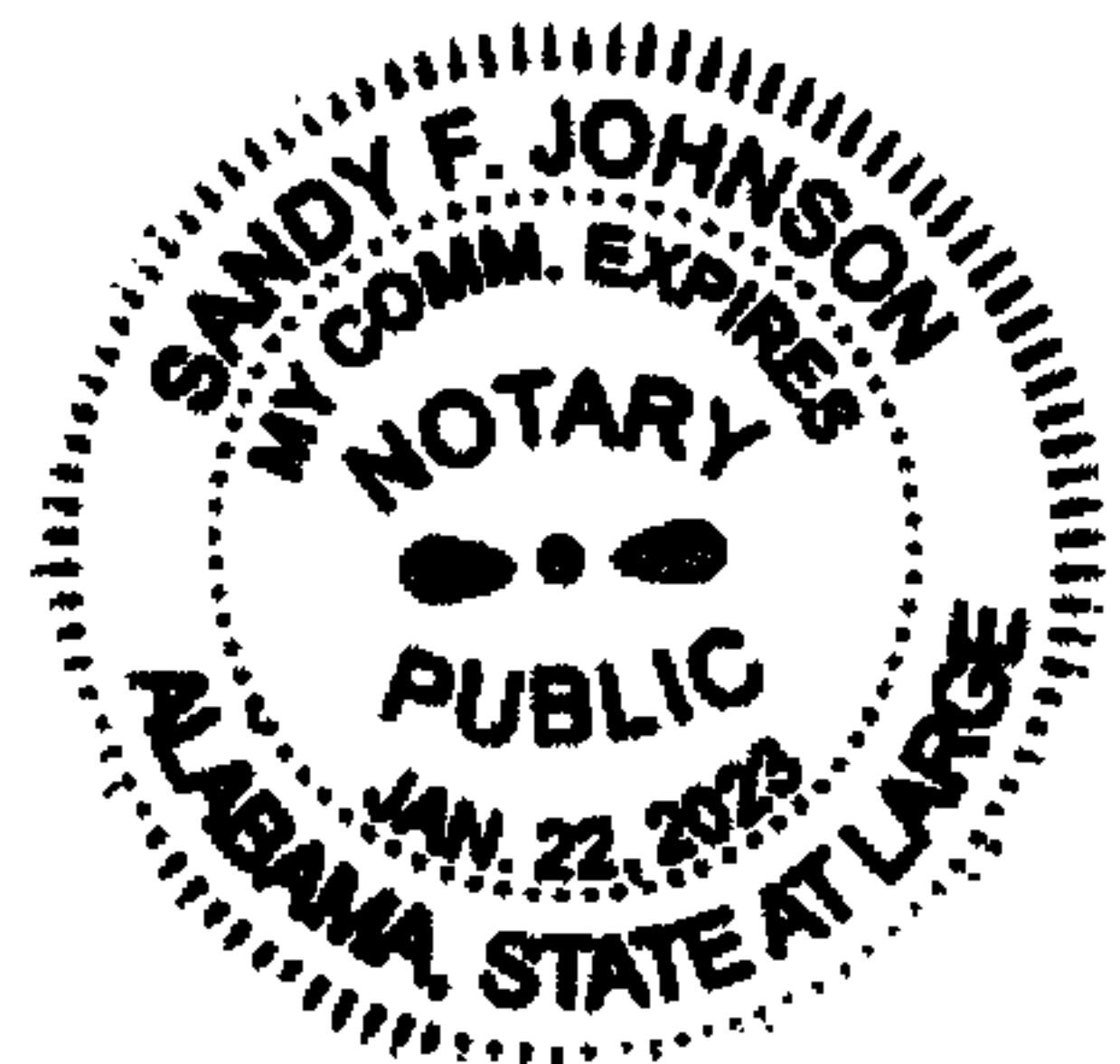
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Philip L. Busby and Stephanie Busby, 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 24th day of February, 2021.


Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary

My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2021 03:04:59 PM
\$97.00 CHARITY
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Alvin S. Bayl