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04/19/2021 01:15:24 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
J & L Properties, L.L.C.
Box 1205
Pellman AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF **One Hundred Ninety-Two Thousand Dollars and NO/100 (\$192,000.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **R. Shan Paden**, as **Personal Representative of the Estate of Edward J. Thigpen, deceased, Shelby County Probate Case PR-2020-000700**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **J & L Properties, L.L.C., an Alabama Limited Liability Company** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **SHELBY County, Alabama** to wit:

Lot 18, according to the amended map of Chase Plantation, 2nd Sector, as recorded in Map Book 8, Page 159, in the Probate Office of Shelby County, Alabama.

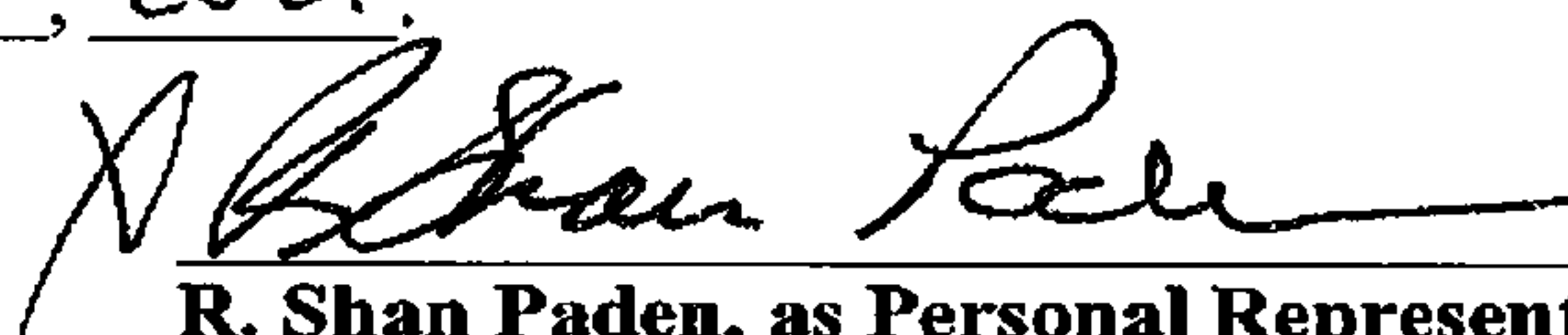
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this
15th day of April, 2021.



**R. Shan Paden, as Personal Representative of the Estate of
Edward J. Thigpen, deceased, Shelby County Probate Case
PR-2020-000700**

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **R. Shan Paden, whose name as Personal Representative of the Estate of Edward J. Thigpen, deceased, Shelby County Probate Case PR-2020-000700** is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of April, 2021.



Notary Public

My commission expires:

6-22-2021

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name The Estate of Edward J. Thigpen Grantee's Name

J & L Properties L.L.C.

Mailing Address 18 26 3rd Ave N Ste 200 Mailing AddressBessemer, AL 35020Box 1205
Prichard AL 35124

Property Address

Date of Sale

April 16th, 2021

18 Chase Plantation Pkwy, Hoover, AL 35244-1523

Total Purchase Price

\$192,000.00

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☐ 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 or 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

4/16/21

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/19/2021 01:15:24 PM
\$220.00 CHERRY
20210419000194220

Allen S. Byrd