

This Instrument was Prepared by:
Cassy L. Dailey
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
File No.: 44444-20-3474

Send Tax Notice To: JBL Holdings LLC
419 Meadowlark Place
Alabaster, AL 35007

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Two Thousand Dollars and No Cents (\$42,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Estate of Ora Mae Brasher, deceased, Shelby County, Alabama Probate Case No. PR-2020-000951**, whose mailing address is : 356 Carltons Pass, Brierfield, AL 35035 (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 **JBL Holdings LLC**, whose mailing address is: 419 Meadowlark Place, 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 **1209 7th St. SW, Alabaster, AL 35007**; to wit;

Lot No. 38 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the Southerly right of way line of 3rd Avenue West and the Westerly right of way line of Cotton Street, said right of way lines as shown on the map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Southeasterly along said right of way line of Cotton Street for 105.00 feet to the point of beginning; thence continue Southeasterly along said right of way line of Cotton Street for 105.00 feet; thence 89 deg. 50 min. 30 sec. right and run Southwesterly for 156.60 feet; thence 90 deg. 12 min. 31 sec. right and run Northwesterly for 105.00 feet; thence 89 deg. 47 min. 29 sec. right and run Northeasterly for 156.51 feet to the point of beginning.

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 Personal Representative, who is/are authorized to execute this conveyance, has hereto set her signature and seal, this the 10th day of May, 2021.

ESTATE OF ORA MAE BRASHER, DECEASED

Susan Spain Booth

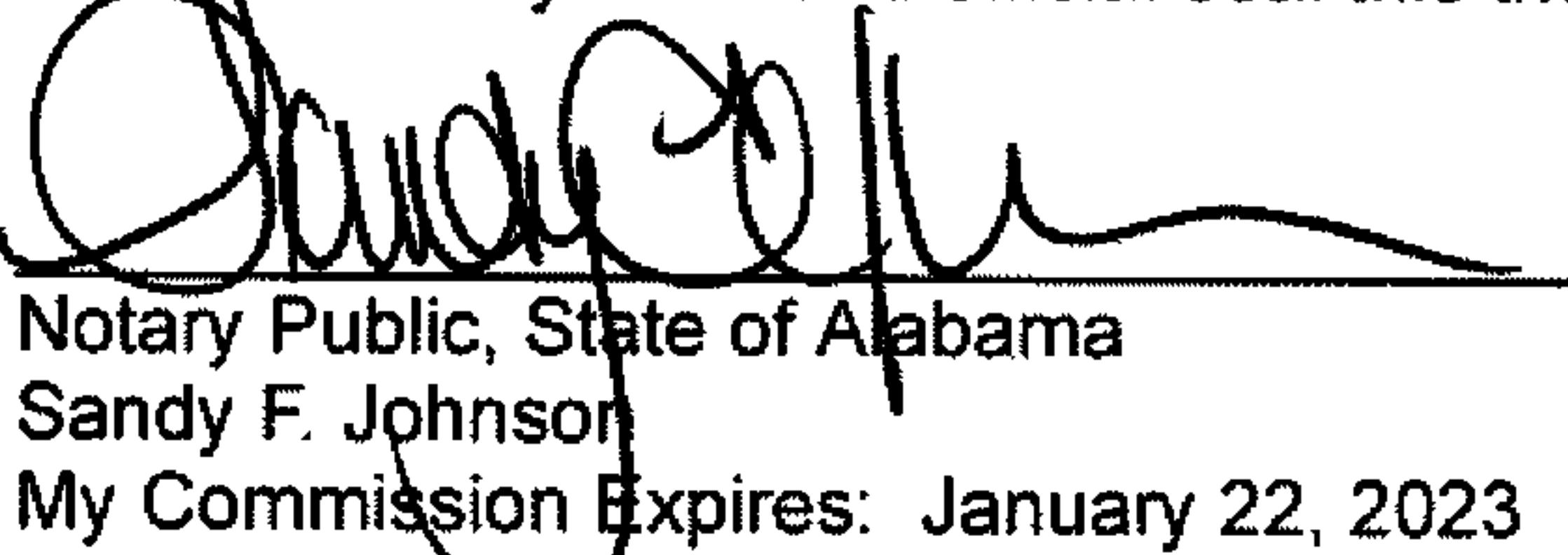
Susan Spain Booth
Personal Representative

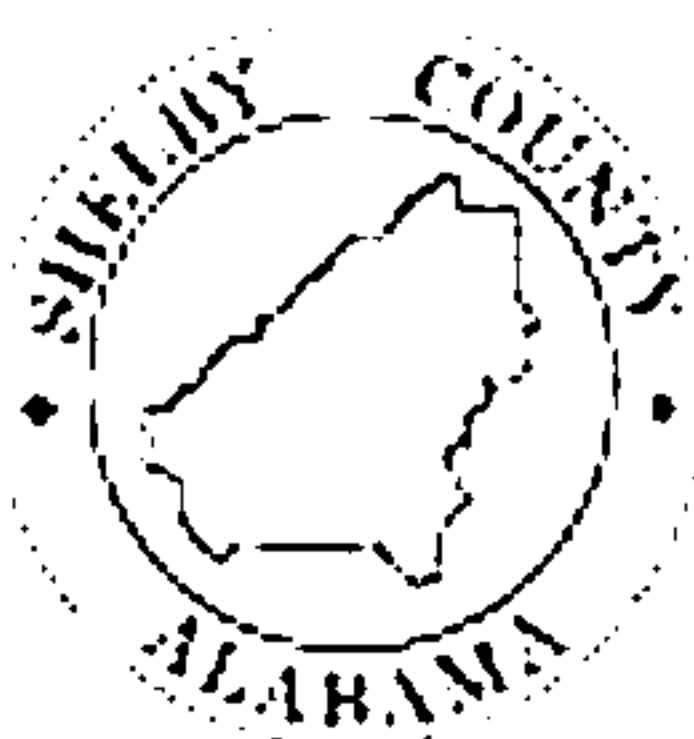
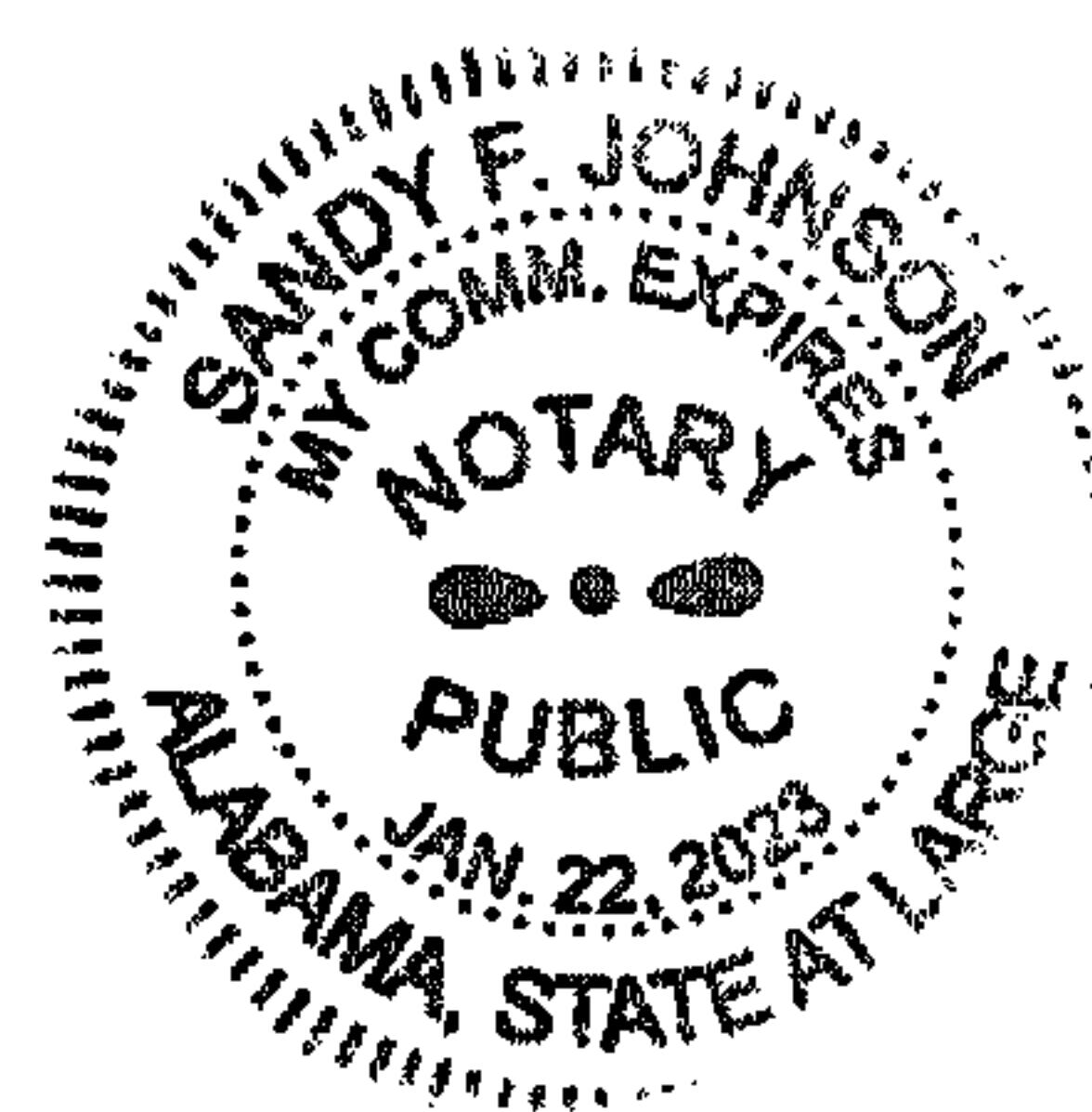
State of Alabama

County of Shelby

I, Sandy F. Johnson, a Notary Public in and for said County in said State, hereby certify that Susan Spain Booth, whose name(s) as Personal Representative of Estate of Ora Mae Brasher, deceased 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 she as such Personal Representative and with full authority executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this the 10th day of May, 2021.


Notary Public, State of Alabama
Sandy F. Johnson
My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/12/2021 01:55:15 PM
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