

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
J and J Properties LLC
136 Mulberry Lane
Shelby, AL 35143

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED SIXTY THOUSAND AND 00/100 (\$260,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Britton Lightsey and Stacie Davis Lightsey formerly known as Stacie Davis, husband and wife** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **J & J Properties LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Parcel 1:

Lot 220, according to the Survey of the Amended Map of Final Plat of Camden Cove, Sector 6 and recorded in Map Book 30, Page 54 in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 2:

LOT 257 ACCORDING TO THE SURVEY OF WYNDHAM, WILKERSON SECTOR, PHASE V AS RECORDED IN MAP BOOK 24, PAGE 128, SHELBY COUNTY, ALABAMA RECORDS.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

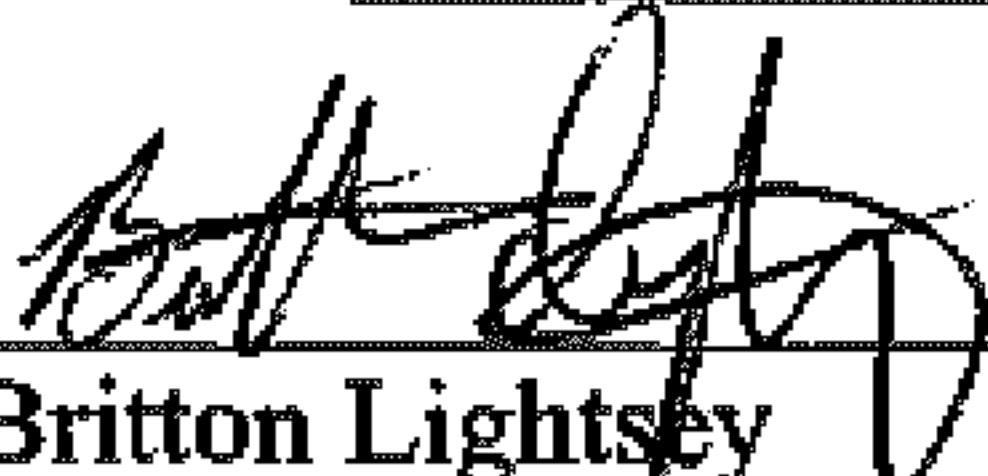
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

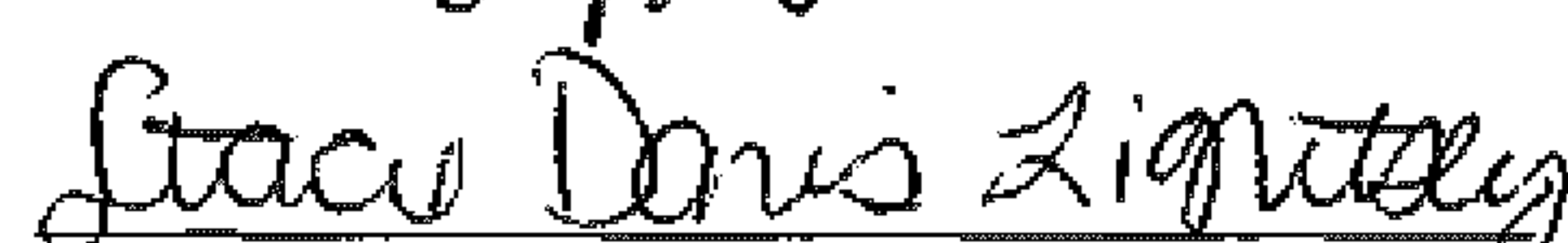
AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of

record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Stacie Davis Lightsey is one and the same as Stacie Davis, grantee in that certain deed recorded in Instrument No. 20090223000063910 in the Probate Office of Shelby County, Alabama

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 8th day of June, 2021.


Britton Lightsey


Stacie Davis Lightsey

STATE OF ALABAMA
Marion COUNTY

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Britton Lightsey and Stacie Davis Lightsey**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of June, 2021.


Notary Public
My Commission Expires: 3/21/23

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

Grantor's Name Britton Lightsey and Stacie Davis Lightsey
 Mailing Address 40 White Oaks Ln
Winfield, AL 35594

Grantee's Name J and J Properties LLC
 Mailing Address 136 Mulberry Lane
Shelby, AL 35143

Property Address 104 Mayfair Lane
Calera, AL 35040

Date of Sale June 10, 2021
 Total Purchase Price \$260,000.00
 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
 _____ Sales Contract
X Closing Statement
 _____ Appraisal
 _____ Other: _____

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 June 10, 2021

Print: Justin Smitherman

_____ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/09/2021 04:06:29 PM
 \$289.00 BRITTANI
 20210609000282650

Allen S. Bevil

Form RT-1