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07/13/2021 10:34:00 AM
DEEDS 1/2

Grantor:
JCG Investments LLC
c/o Jayne Getsinger
5032 Castle Rock Drive
Birmingham, Alabama 35242

Grantee:
Village Street Holdings LLC
160 Village Street, Suite 100
Birmingham, Alabama 35242

This instrument was prepared by:
Brian R. Walding
Walding, LLC
2227 First Avenue South, Ste 100
Birmingham, AL 35233

Property Address:
160 Village Street
Birmingham, Alabama 35242

Date of Conveyance: July 12, 2021

Total Purchase Price: \$1,250,000.00

Purchase Price Verification: Sale Contract

Send Tax Notice to:
Village Street Holdings LLC
160 Village Street, Suite 100
Birmingham, Alabama 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
 : **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS, that JCG INVESTMENTS LLC, an Alabama limited liability company (hereinafter referred to as “**GRANTOR**”) for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to Grantor paid by VILLAGE STREET HOLDINGS LLC, an Alabama limited liability company (hereinafter referred to as “**GRANTEE**”), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property situated in SHELBY County, Alabama:

Lot 1A, according to A Resurvey of Lots 1 and 2 of a Resurvey of Lot 5A of a Resurvey of Lots 3, 4 and 5, Greystone Commercial, 2nd Phase and part of Lot 1, Greystone Commercial as recorded in Map Book 31, Page 78, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

- (1) Taxes and assessments for the current year and subsequent years and not yet due and payable.
- (2) Easements of record, recorded restrictions, rights-of-way, agreements and other matters of record.
- (3) Easement(s), restrictions, rights-of-way as shown by recorded map.
- (4) Matters that would be revealed by an accurate survey or that may be shown on any recorded map or plat.
- (5) Any applicable zoning, subdivision or other land use ordinances, laws or regulations.

And said Grantor does for itself and for its assigns, covenant with the said Grantee and its assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its assigns shall warrant and defend the same to the said Grantee and its assigns, forever against the lawful claims of all persons.

TO HAVE AND TO HOLD unto the said Grantee, and Grantee's heirs and assigns, in fee simple forever.

Given under our hands and seals, the ____ day of JULY, 2021.

GRANTOR:

JCG INVESTMENTS LLC, an Alabama limited liability company

By: 

JAYNE A. GETSINGER

Its: Authorized Member

STATE OF ALABAMA)

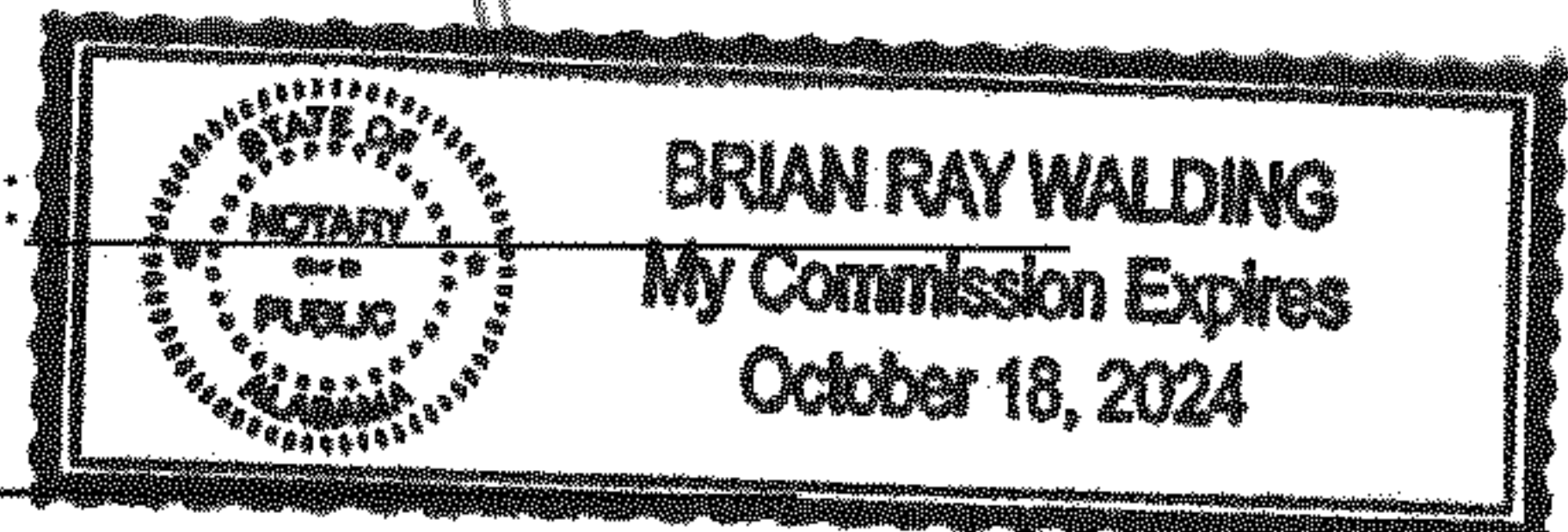
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAYNE A. GETSINGER, as Sole Member and Manager of JCG Investments, LLC, whose name is signed to the foregoing instrument, and who are known to me, acknowledged before me, on this day that, being informed of the contents of such instrument, they executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal, this 12 day of JULY, 2021.


Notary Public

My Commission Expires:



[Notarial Seal]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/13/2021 10:34:00 AM
\$275.00 CHERRY
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Allen S. Bayl