

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-21-27510

Send Tax Notice To: J & R Properties, LLC

P.O. Box 555
Montevalle AL 35115

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Thousand Dollars and No Cents (\$40,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Kenneth Matthew Sproul, a married man, Sandra Lee Robinson, a married woman, Sharon Ann Brakefield, a married woman, Burney Laine Sproul, a married man, Julia F. Wilson, a married woman, George Lum, a married man, Elizabeth Richardson, a married woman, James Frost, a married man and Nena Sanders, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **J & R Properties, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

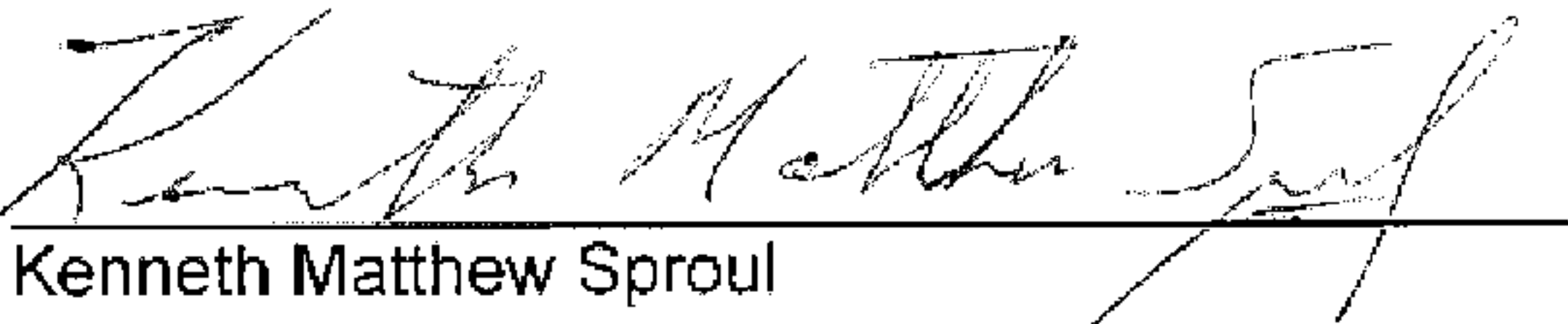
Grantors herein are all the heirs at law of Thomas R. Lowery, having died on 8/28/1995 and Annie Sue Lowery, having died 2/28/1978.

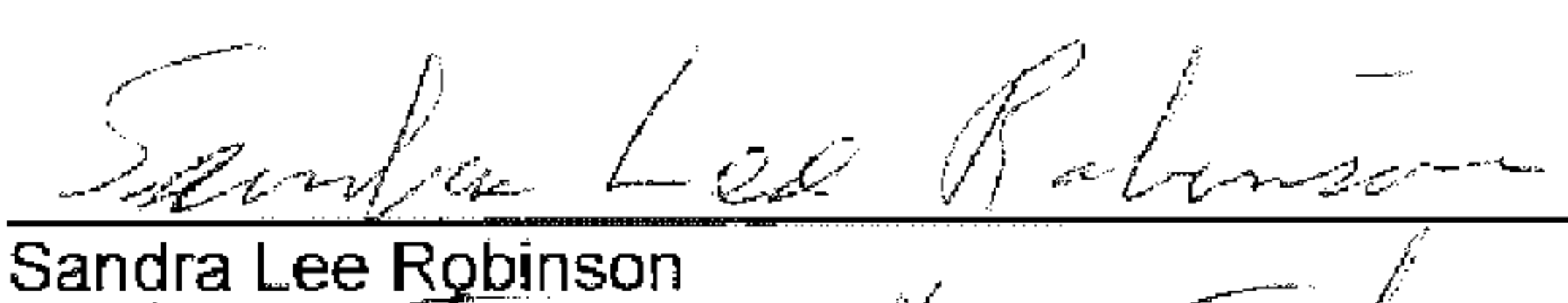
\$43,105.51 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

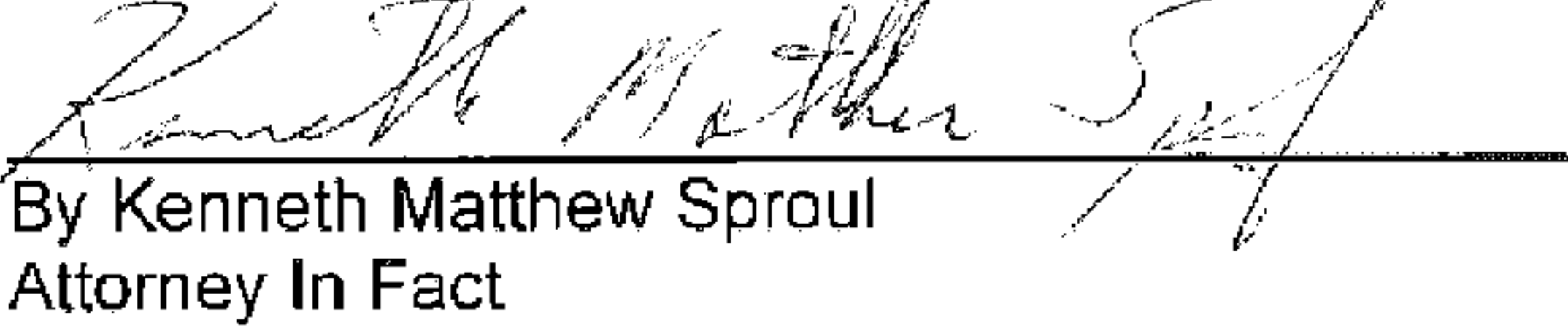
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

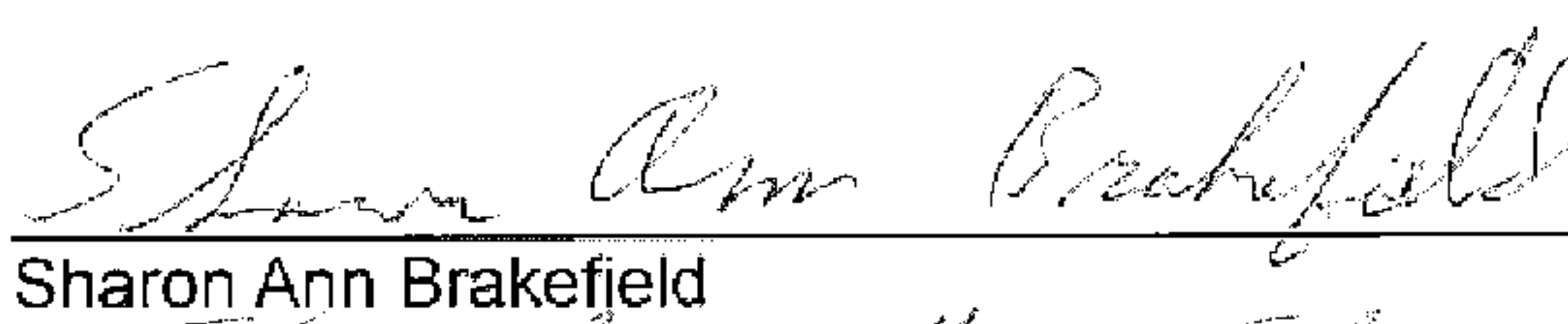
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 person.

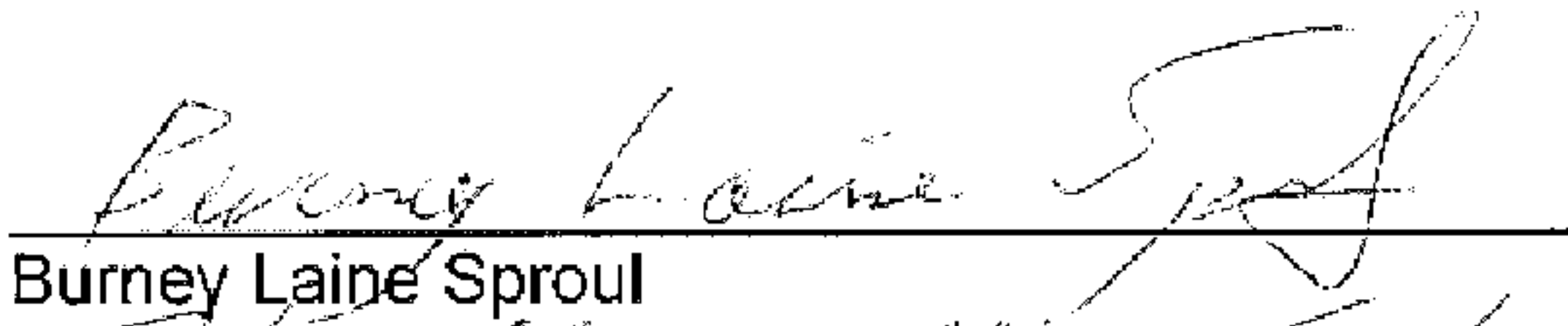
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4th day of August, 2021.

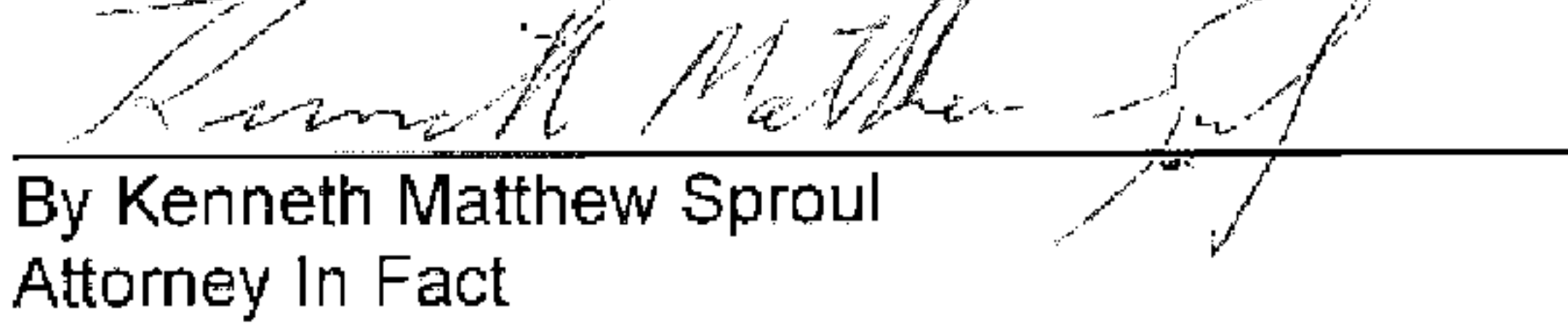

Kenneth Matthew Sproul

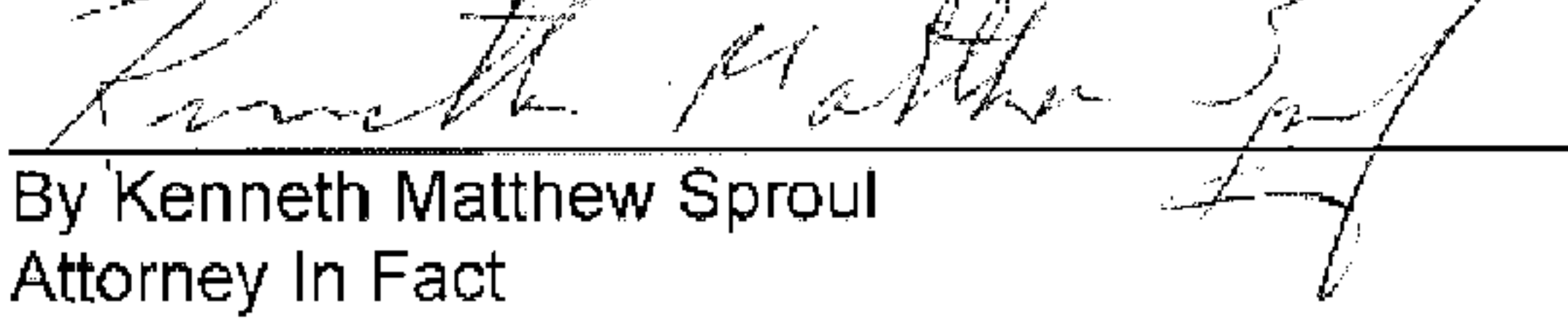

Sandra Lee Robinson


By Kenneth Matthew Sproul
Attorney In Fact


Sharon Ann Brakefield


Burney Laine Sproul


By Kenneth Matthew Sproul
Attorney In Fact


By Kenneth Matthew Sproul
Attorney In Fact

Julia F. Wilson
Julia F Wilson

Kenneth Matthew Sproul
By Kenneth Matthew Sproul
Attorney In Fact

George Lum
George Lum

Kenneth Matthew Sproul
By Kenneth Matthew Sproul
Attorney In Fact

Elizabeth Richardson
Elizabeth Richardson

Kenneth Matthew Sproul
By Kenneth Matthew Sproul
Attorney In Fact

James Frost
James Frost

Kenneth Matthew Sproul
By Kenneth Matthew Sproul
Attorney In Fact

Nena Sanders
Nena Sanders

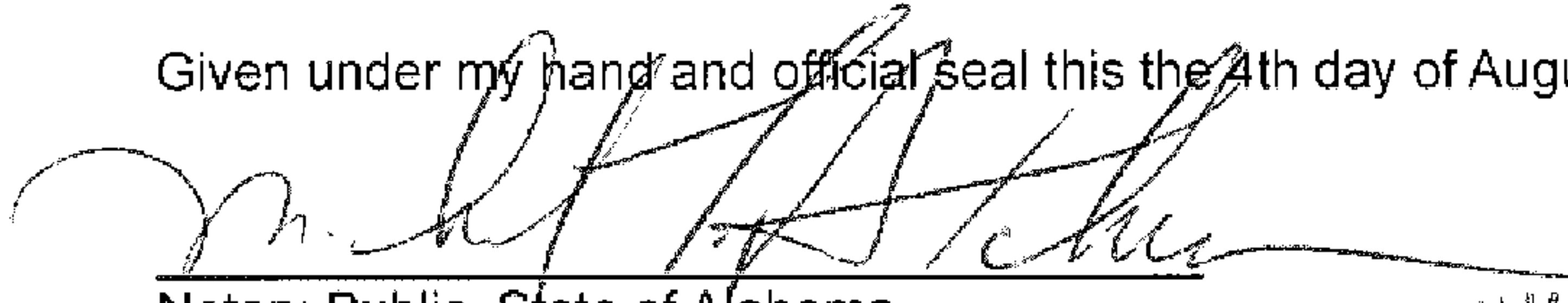
Kenneth Matthew Sproul
By Kenneth Matthew Sproul
Attorney In Fact

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Kenneth Matthew Sproul and Kenneth Matthew Sproul as Attorney in Fact for, Sandra Lee Robinson, Burney Laine Sproul, Julia F. Wilson, George Lum, Elizabeth Richardson, James Frost and Nena Sanders, 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 4th day of August, 2021.



Notary Public, State of Alabama

9-1-24

My Commission Expires: September 01, 2024

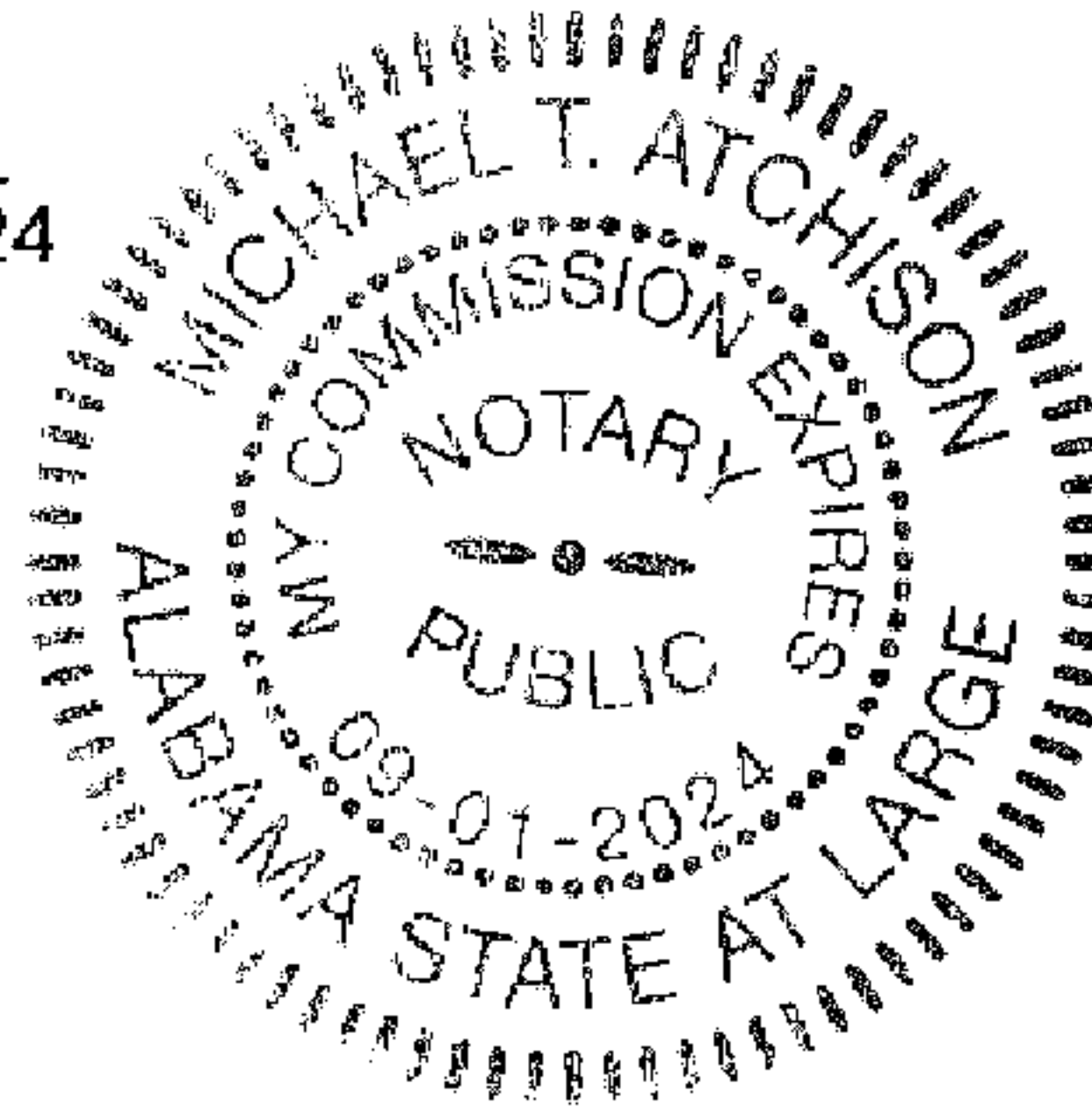


EXHIBIT "A"
LEGAL DESCRIPTION

A certain tract of land in the Town of Calera, Alabama, more particularly described as follows:

Beginning 100 feet South of the Northeast corner of Block 45, Dunstan's survey of Calera, Alabama; thence South parallel with the Montgomery-Birmingham Highway 50 feet; thence West 150 feet perpendicular to said highway; thence North 50 feet parallel with the said highway; thence East 150 feet perpendicular to the said highway to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/06/2021 08:32:13 AM
 \$42.00 JOANN
 20210806000381330

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Kenneth Matthew Sproul
 Sandra Lee Robinson
 Sharon Ann Brakefield
 Burney Laine Sproul
 Julia F Wilson
 George Lum
 Elizabeth Richardson
 James Frost
 Nena Sanders

Mailing Address 10214 Gibraltar Dr SE

Huntsville AL 35803

Property Address Hwy 31
 Calera, AL 35040

Grantee's Name J & R Properties, LLC

*P.O. Box 555
 Montevallo AL 35115*

Mailing Address

AL

Date of Sale August 04, 2021

Total Purchase Price \$40,000.00

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 of 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).

8-4-21

Kenneth Matthew Sproul **Form RT-1**