

Prepared by:  
Marcus Hunt  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Jabco Properties LLC  
124 Kings Ridge Dr  
Brandon, MS 39049

### GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Sixty One Thousand Dollars and No Cents (\$161,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Richard C Miller Jr., a married man, whose mailing address is:**

1034 Main Street #141, Givensdale AL 35071

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Jabco Properties LLC, whose mailing address is:**

124 Kings Ridge Dr. Brandon MS 39047

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 100 Sunflower Place, Alabaster, AL 35007** to-wit:

Lot 79, according to the Survey of Grande View Garden & Townhomes, First Addition, as recorded in Map Book 26 page 16, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

This property is not the homestead of the grantor nor that of his spouse.

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 persons.

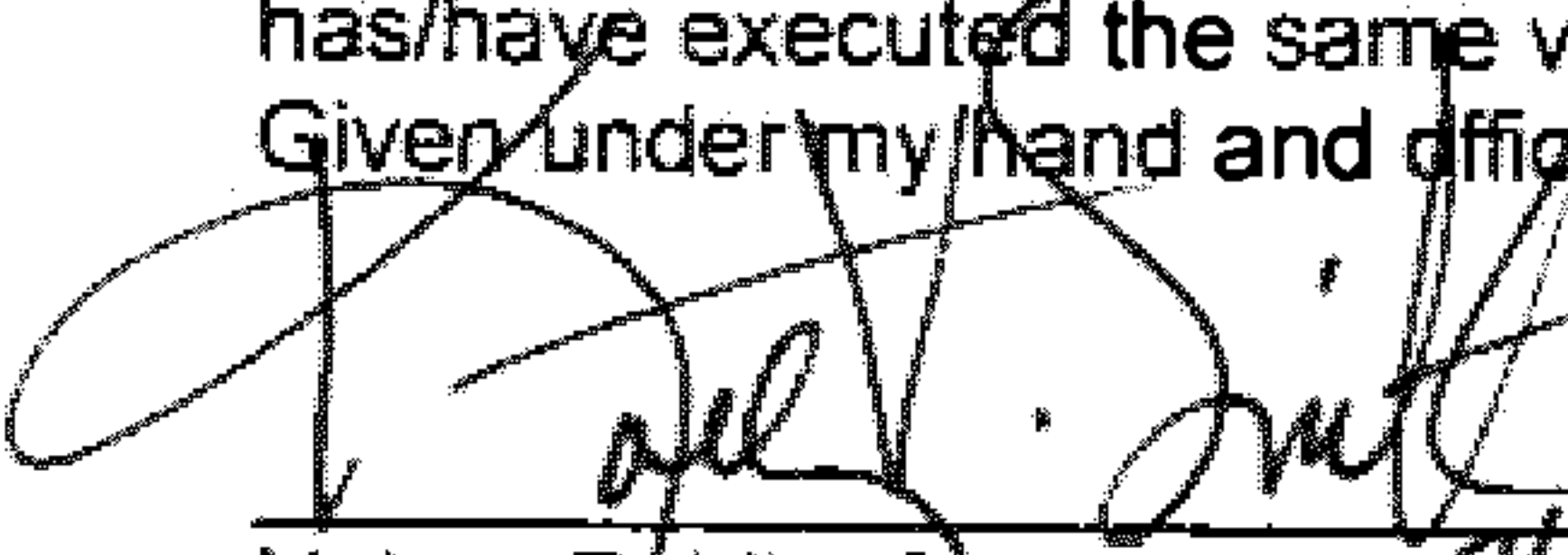
IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 19 day of July, 2021

  
Richard C Miller Jr.

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Richard C Miller Jr., whose name 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19<sup>th</sup> day of July, 2021

  
Notary Public, State of Alabama  
Kathy V. Smith  
Printed Name of Notary  
My Commission Expires: 4/6/2022

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/17/2021 08:53:49 AM  
\$183.00 JOANN  
20210817000399740



*Alvin S. Boyd*