

**SEND TAX NOTICE TO:**

JMCB ON CVR, LLC

3117 BLUE LAKE DR STE 201  
UFESTAUA, AL 35243

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

BHM2100646-C

**WARRANTY DEED**

**State of Alabama**

**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of Seven Hundred Thousand and 00/100 Dollars (\$700,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Swicord Commercial Properties, LLC, a/an Alabama Limited Liability Company**, whose address is 3773 Kinross Dr, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **JMCB ON CVR, LLC**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is **7150 Cahaba Valley Rd, Birmingham, AL 35242**, to-wit:

Part of the NW ¼ of the SW ¼ of Section 32, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of said ¼ -¼ section run in an Easterly direction along the North line of said ¼ -¼ section for a distance of 622.72 feet to an existing iron pin being the point of beginning; thence continue along las mentioned course for a distance of 78.89 feet to an existing iron pin; thence turn an angle to the right of 90° and run in a Southerly direction for a distance of 52.00 feet to an existing iron pin; thence turn an angle to the left of 78°22'16" and run in a Southeasterly direction for a distance of 424.85 feet to an existing iron pin being on the Northwest right of way line of Alabama Highway #119; thence turn an angle to the right of 101°47'47" and run in a Southwesterly direction along said Northwest right of way line for a distance of 125.00 feet to an existing iron pin; thence turn an angle to the right of 88°26'08" and run in a Northwesterly direction for a distance of 479.82 feet to an existing iron pin; thence turn an angle to the right of 68°08'21" and run in a Northerly direction for a distance of 73.67 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$595,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor, Swicord Commercial Properties, LLC, by H. Grady Swicord, as Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 31st day of August, 2021.

**Swicord Commercial Properties, LLC**

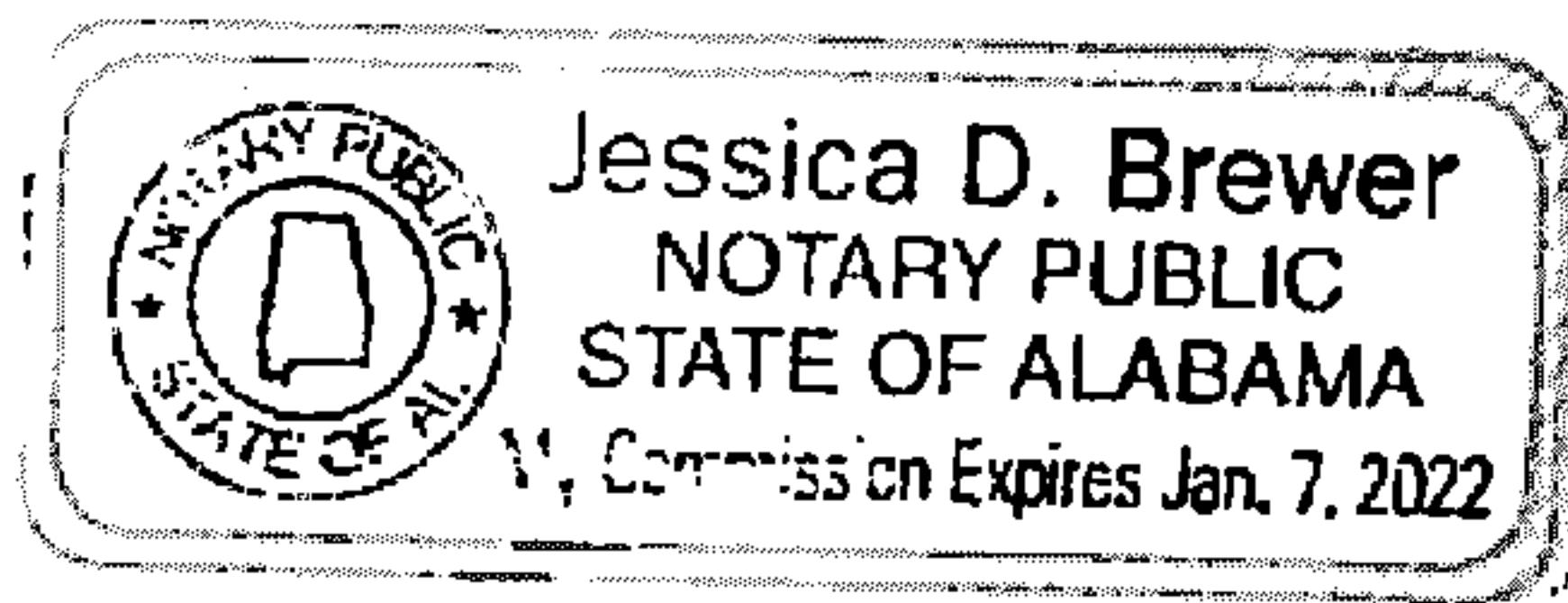
  
By: H. Grady Swicord  
Its: Member

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. Grady Swicord, as Member of Swicord Commercial Properties, LLC, a/an Alabama Limited Liability Company 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 conveyance he/she/they, in his/her/their capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal on this <sup>30<sup>th</sup></sup> ~~31~~st day of August, 2021.

  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/02/2021 11:58:45 AM  
\$130.00 CHERRY  
20210902000429090

*Allen S. Boyd*