

20211104000534260
11/04/2021 09:23:35 AM
DEEDS 1/2

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
J & B Property LLC
AL
*174 River Valley Rd.
Helena, AL 35080*

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty Four Thousand Dollars and No Cents (\$344,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Kovalchick Realty, Inc., a corporation and EDKO Realty, LLC, a limited liability company whose address is P.O. Box 1076 Alabaster, AL 35007 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto J & B Property LLC, limited liability company whose address is 174 River Valley Road, Helena, AL 35080 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, the address of which is 321 1st Street, Alabaster, AL 35007, to wit:

Parcel 1: 13-7-35-4-402-002.001 321 1st Ave N Instrument No. 1997-12428:

Part of Lots 22 and 23, Block 1, Nickerson and Scott Survey of the Town of Alabaster, Alabama, as recorded in Map Book 3, Page 34, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of said Lot 22, run in an easterly direction along the South line of said Lot 22, for a distance of 42.68 feet to the point of beginning; thence continue along last mentioned course for a distance of 68.24 feet, more or less to a point on the West right of way line of U.S. Highway #31; thence turn an angle to the left and run North along said West right of way line for a distance of 100.0 feet to a point of intersection with the North line of said Lot 23; thence turn an angle to the left and run in a Westerly direction along the North line of said Lot 23 for a distance of 69.96 feet, more or less to a point 42.68 feet East of the Northwest corner of said Lot 23; thence turn an angle to the left and run in a Southerly direction for a distance of 100.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Parcel 2: 13-7-35-4-402-002.000 Instrument No. 20030519000310570:

Lots 20, 21, in Block 1, according the survey of Nickerson and Scott Survey of the town of Alabaster, Alabama, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama; being situated in the SE 1/4 of the SE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama.

Parts of Lots 22 and 23, Block I, Nickerson and Scott Survey of the Town of Alabaster, Alabama, as recorded in Map Book 3, page 34, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Beginning at the southwest corner of said Lot 22, run in an easterly direction along the south line of said Lot 22 for a distance of 42.68 feet; thence turn an angle to the left and run in a northerly direction for a distance of 100.00 feet to a point on the north line of Lot 23 being 42.68 feet east of the northwest corner of Lot 23; thence turn an angle to the left and run in a westerly direction along the north line of Lot 23 for a distance of 42.68 feet to the northwest corner of said Lot 23; thence turn an angle to the left and run along the west line of said Lot 23 and 22 for a distance of 100.00 feet to the point of beginning.

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

325,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was 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 persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 22nd day of October, 2021.

Kovalchick Realty, Inc.


Edward J. Kovalchick, President

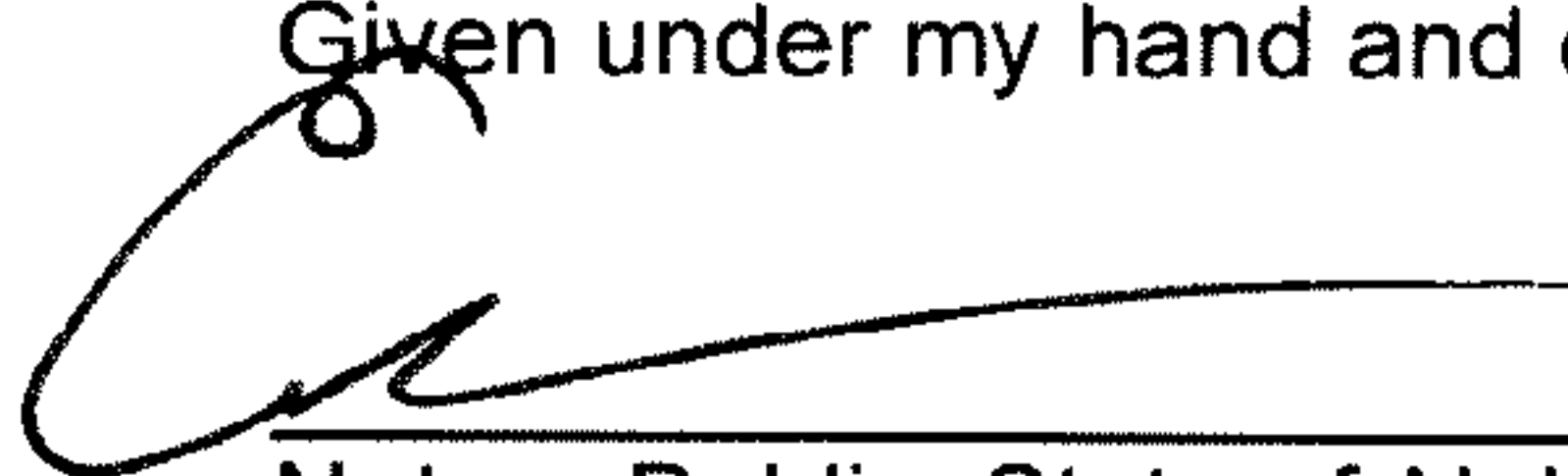
EDKO Realty, LLC


Edward J. Kovalchick, Member

State of Alabama
County of Jefferson

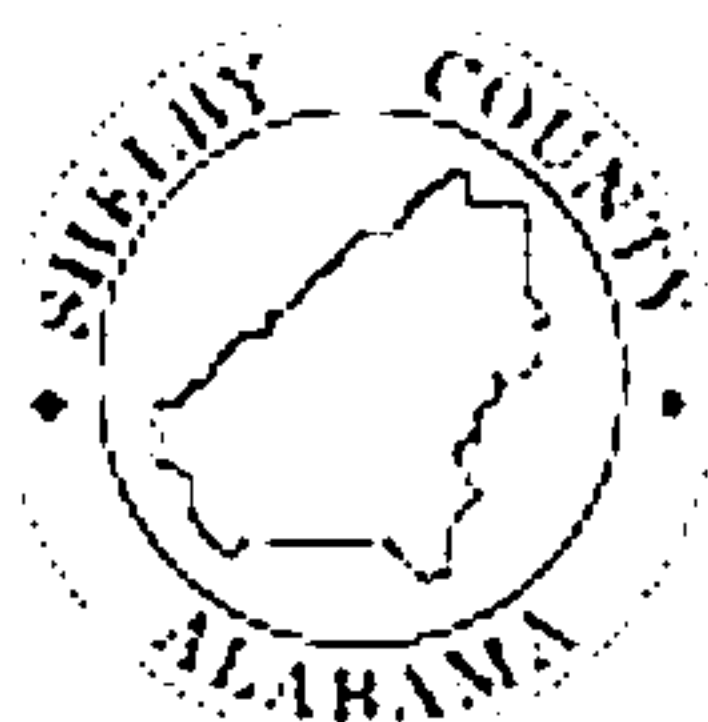
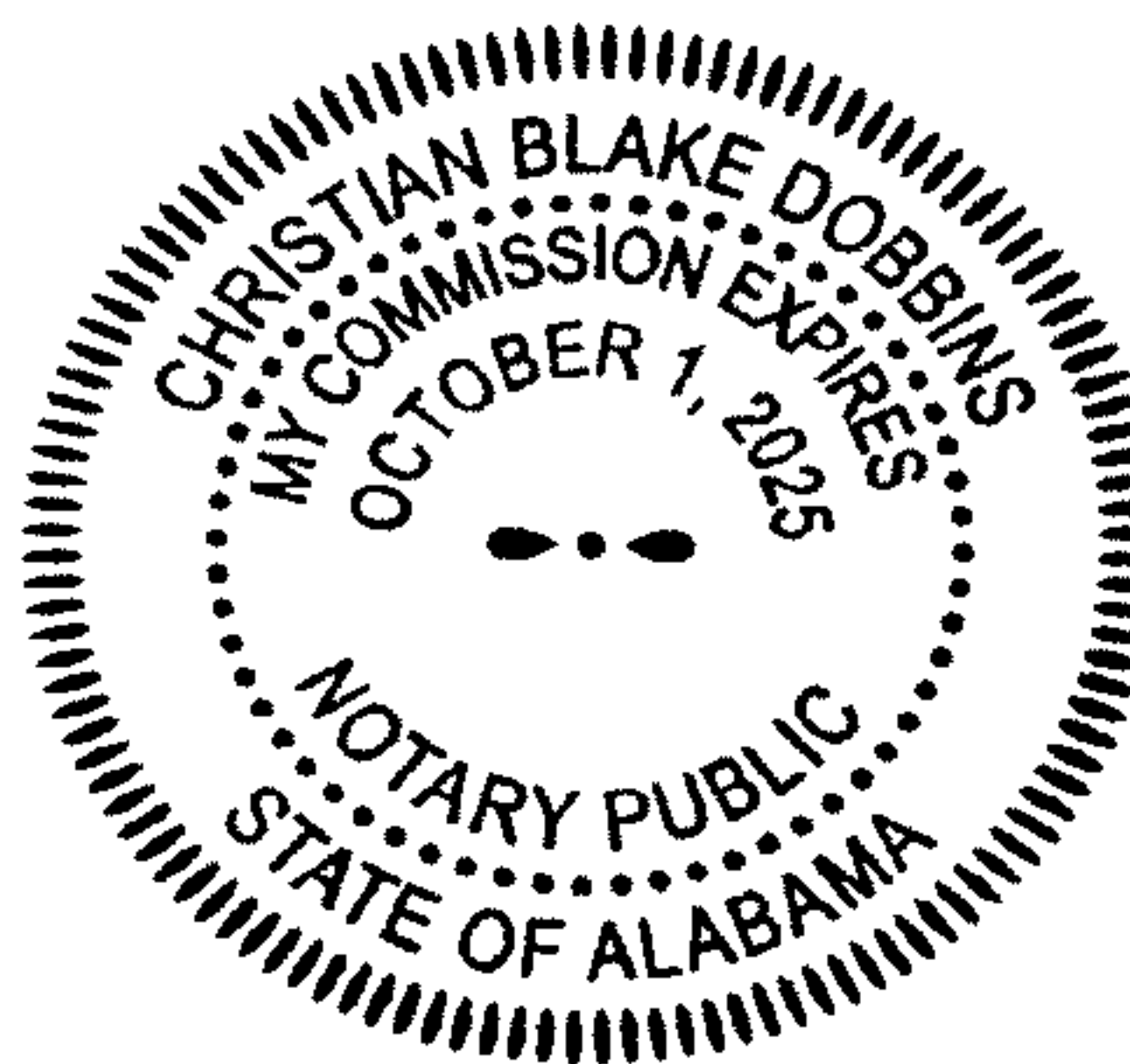
I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Edward J. Kovalchick whose is names as President of Kovalchick Realty, Inc. and Member of EDKO Realty, LLC and is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily and with authority as said president of the said corporation and as member of said company on the day the same bears date.

Given under my hand and official seal, this the 22nd day of October, 2021.


Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2021 09:23:35 AM
\$44.00 JOANN
20211104000534260

