

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
1318 Alford Avenue Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:  
JLH Investments, LLC

Title not examined by Preparer

20211201000572320  
12/01/2021 09:26:39 AM  
DEEDS 1/2

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY     )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of One Hundred Forty Thousand Four Hundred and 00/100 Dollars (\$140,400.00), the amount of which is determined by value attributed by Tax Assessor Shelby County, Alabama for the Property hereinafter described, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Bates/Hubbard Properties, L.L.C., whose mailing address is 2275 Green Springs Highway, Birmingham, Al. 35205** herein referred to as Grantor, grants, bargains, sells and conveys unto JLH Investments, L.L.C., (herein referred to as Grantee whose mailing address is **2275 Green Springs Highway, Birmingham, Al. 35205** the following described real estate (the Property), situated in Shelby County, Alabama, the addresses of which are shown on Exhibit A attached hereto, to-wit:

See Exhibit A, attached hereto and incorporated by reference herein for the legal descriptions addresses and tax values of the Property conveyed herein.

**SUBJECT TO:** (1) Taxes due in the year 2021 and thereafter; (2) Easements, restrictions, agreements and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) the physical condition of the improvements on the Property, it being understood that the same are sold in their AS IS-WHERE IS condition; (5) rights of parties in possession under leases, if any which leases are hereby assigned to Grantee.

Grantor represents and warrants that there are no assessments due against the Property in favor of any governmental or quasi-governmental agency.

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the 30 day of NOV, 2021.

Bates/Hubbard Properties, L.L.C.

By: JLH Investments, L.L.C., Sole Member

By: 

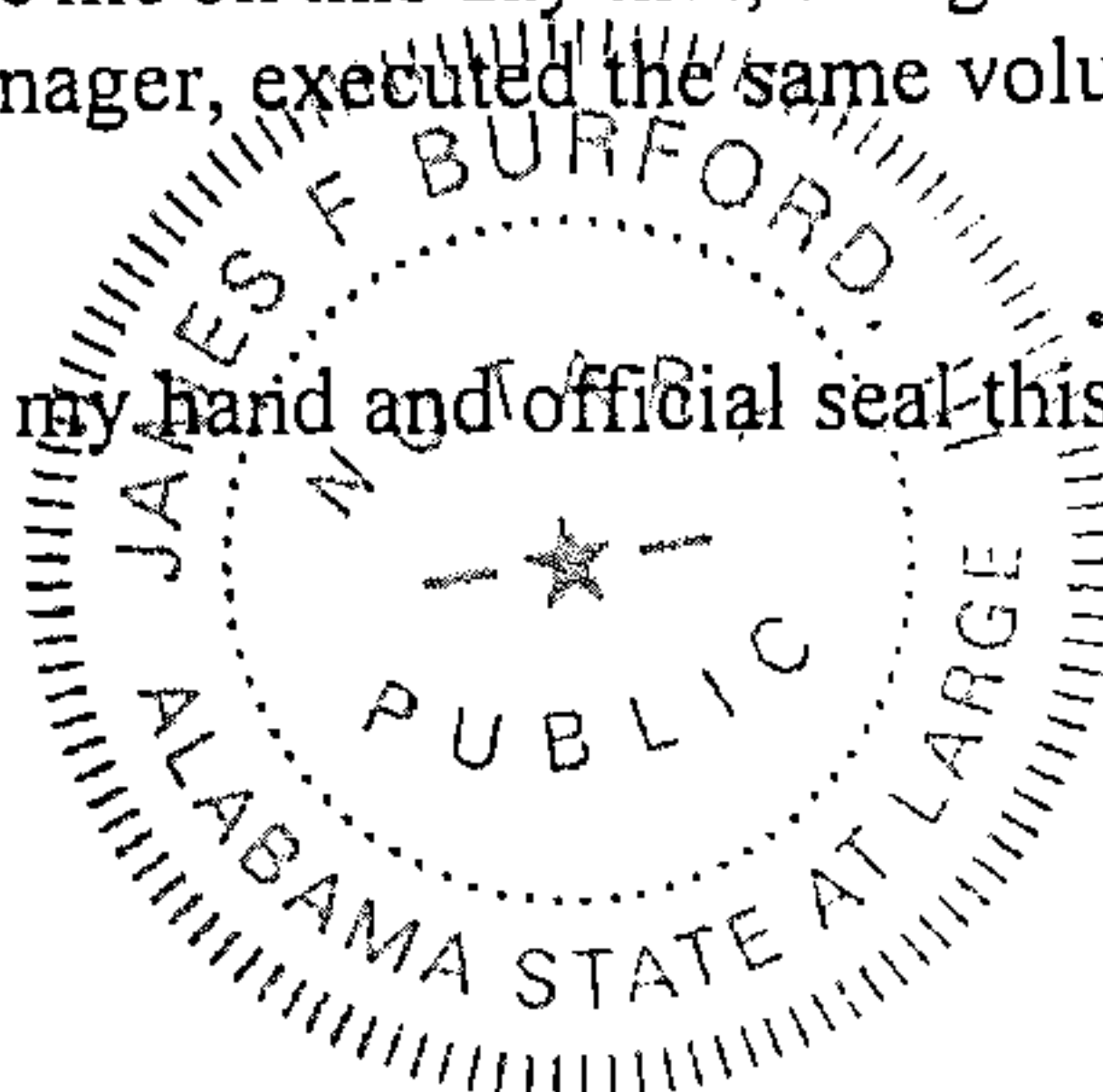
James L. Hubbard, its Manager

STATE OF ALABAMA     )  
COUNTY     )

**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that James L. Hubbard as Manager of JLH Investments, L.L.C., Sole Member of Bates/Hubbard Properties, L.L.C. whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in his capacity as such Manager, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 30 day of NOV, 2021.



  
Notary Public  
My Commission Expires:

3-1-22

EXHIBIT A

BATES/HUBBARD PROPERTIES, L.L.C. TO JLH INVESTMENTS, L.L.C.

STATE OF ALABAMA )

SHELBY COUNTY )

THE LEGAL DESCRIPTIONS FOR THE PROPERTY CONVEYED BY THIS DEED ARE:

Lots 19,20,21,25,26,27,28,29 and 35, according to the Survey of Mountain Lake, as recorded in Map Book 31, Page 129, in the Probate Office of Shelby County, Alabama.

TAX VALUE AS DETERMINED BY SHELBY COUNTY TAX ASSESSOR IS \$15,600.00 per Lot conveyed for a total value of \$140,400.00

THE ADDRESSES FOR THE PROPERTY ARE: 204, 234, 236, 238, 240, 242, 245, 247 and 249 Mountain Lake Trail, Alabaster, Al. 35007



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/01/2021 09:26:39 AM**  
**\$165.50 BRITTANI**  
**20211201000572320**

*Allen S. Bayl*