

Upon recording return this instrument to:

NIRO Properties, LLC
6031 Rosemont Rd
Bham, AL 35242

This instrument was prepared by:

Michael M. Partain, Esq.
Attorney at Law
Michael M. Partain, LLC
The Kress Building
301 Nineteenth Street, Suite 501
Birmingham, Alabama 35203

Mail tax notice to:

NIRO Properties, LLC
6031 Rosemont Rd
Bham, AL 35242

RECORDING USE ONLY:

The following information is offered in lieu of submitting
an RT-1 Real Estate Sales Validation Form pursuant to
Ala. Code (1975) §40-22-1

**Grantor's Names and Mailing
Addresses:**

J & M Properties, L.L.C.
347 Highland View Dr
Birmingham AL 35242

**Grantee's Name and Mailing
Address:**

NIRO Properties, LLC
6031 Rosemont Rd
Bham AL 35242

Property Address:

Date of Sale:
December 14, 2021

Purchase Price:

\$440,000.00

Note: A portion of the purchase
price was paid by a loan in the
amount of \$193,586.54 secured by a
mortgage recorded simultaneously
herewith.

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to **J & M Properties, LLC**, an Alabama limited liability company (the "Grantor"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto **NIRO Properties, L.L.C.**, an Alabama limited liability company (the "Grantee"), the real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its successors and assigns forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

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

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, and its successors and assigns, that the Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property as aforesaid; that the Grantor shall and the Grantor's successors and assigns shall warrant and defend the Property to the Grantee, and its successors and assigns, forever, against the lawful claims of all persons claiming by, through, or under the Grantor, except for the Permitted Exceptions against which the Grantor shall not defend.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer or representative as of the 14 day of December, 2021.

Grantor:

J & M Properties, L.L.C.

By: [Signature]

Name: W. Jeff Honea, Sr.

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 _____, whose name as _____ of J & M Properties, L.L.C., an Alabama limited liability company, 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 the instrument, he/she, in such capacity, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 14 day of December, 2021.

[NOTORIAL SEAL]

[Signature]
Notary Public
My commission expires: 2-24-2025

Phillip W. Smith
Notary Public, Alabama State At Large
My Commission Expires February 24, 2025

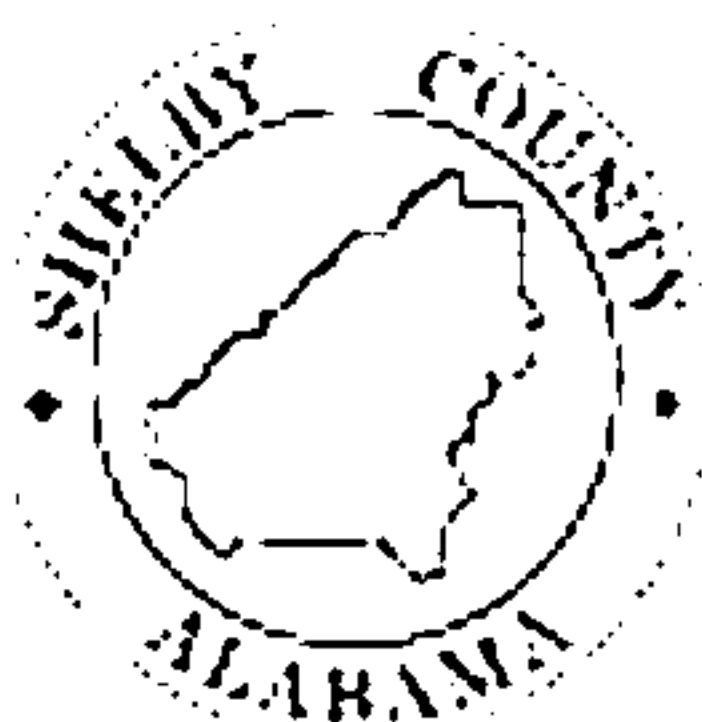
20220203000048410 02/03/2022 08:11:20 AM DEEDS 3/4
EXHIBIT A

Lot 2, according to the Survey of Chesser Subdivision, as recorded in Map Book 39, Page 36, in the Office of the Judge of Probate of Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2022, a lien, but not yet payable, until October 1, 2022, and subsequent years.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
3. Title to all minerals within and underlying the Property, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 13, page 180.
4. Transmission line permits granted to Alabama Power Company as recorded in Deed Book 102, page 138; Deed Book 104, page 525; Deed Book 218, page 641; Deed Book 220, page 335; Real Record 44, page 78, and Instrument #20171019000379760 in the Probate Office of Shelby County, Alabama.
5. Right of way granted to South Central Bell Telephone Company as recorded in Deed Book 336, page 230, in said Probate Office.
6. Less and except any portion of subject property conveyed by Warranty Deed to the State of Alabama as recorded in Deed Book 296, page 785, in said Probate Office.
7. All matters as shown on survey by Robert F. Weimorts, Jr., dated December 2, 2021, in said Probate Office.
8. Subject to the terms and conditions of that certain Easement Agreement dated 2/24/2021 by and between The Barber Companies, Inc. and Autozone Development, LLC as recorded in Instrument #20210225000095700 in said Probate Office.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2022 08:11:20 AM
\$277.50 CHERRY
20220203000048410

Allen S. Bayl