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02/07/2022 03:19:37 PM
DEEDS 1/2

SEND TAX NOTICE TO:
JACCK Properties LLC
2065 Chelsea Ridge Drive
Columbiana, AL 35051

This instrument prepared by:
S. Kent Stewart
Stewart & Associates PC
3595 Grandview Parkway Ste 275
Birmingham, AL 35243

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TEN THOUSAND FIVE HUNDRED AND 00/100 (\$10,500.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Walter Wagner and Judy M. Wagner, Trustees or their successors in trust under the Wagner Living Trust,** dated September 16, 2015, whose address is 2240 Island Rd. Mobile AL 36605 (hereinafter "Grantor", whether one or more), by JACCK Properties LLC, whose address is 2065 Chelsea Ridge Drive, Columbiana, AL 35051 (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 221 2nd Avenue Southwest, Alabaster, AL 35007 to-wit:

Lots 4 and 5 in Block 2, according to the W.J. Maxwell Survey of Alabaster, as recorded in Map Book 3, page 71, in the Probate Office of Shelby County, Alabama, lying and being in the N1/2 of the NE1/4 of Section 2, Township 21, Range 3W, Shelby County, Alabama.

Also Lots 11 in Block 1, as per W.J. Maxwell Survey of Alabaster. Lying in and being the North 1/2 of NE1/4 of Section 2, Township 21, Range 3 West, except 5 feet of East side of lot.

Also Lot 12, in Block 1, as per W.J. Maxwell Survey of Alabaster. The said lot fronting 50 feet on the South side of Maxwell Street and running back South 100 feet. Section 2, Township 21, Range 3 West.

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 \$0.00 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 Grantor and for the Grantor's heirs, executors, and administrators, 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 heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful **claims of all persons.**

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 4 day of February, 2022.

Walter Wagner and Judy M. Wagner, Trustees or their successors in trust under the Wagner Living Trust,
dated September 16, 2015

Walter Wagner
By: Walter Wagner, Trustee

Judy M. Wagner
By: Judy M. Wagner, Trustee



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/07/2022 03:19:37 PM
\$36.50 CHARITY
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Allen S. Bayl

STATE OF Alabama
COUNTY OF Chilton

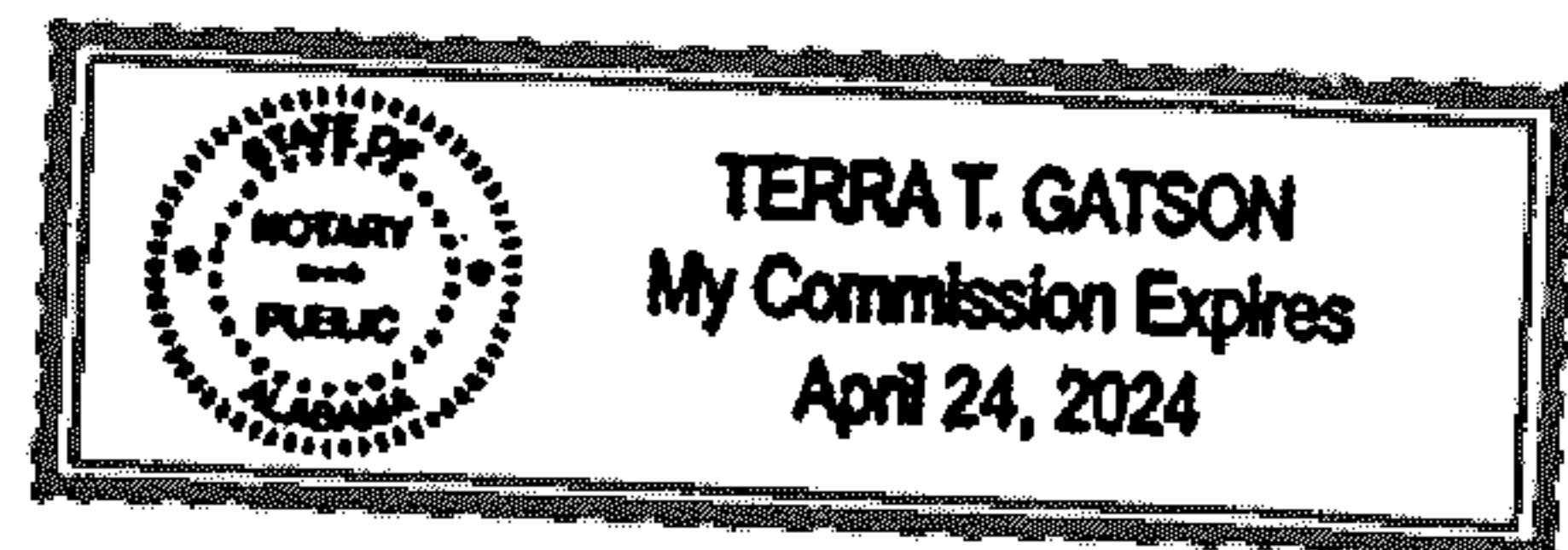
I, the undersigned Notary Public in and for said County and State, hereby certify that Judy M. Wagner, whose name as Trustee of the Walter Wagner and Judy M. Wagner, Trustees or their successors in trust under the Wagner Living Trust, dated September 16, 2015 is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she in her capacity as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of February, 2022.

Terra T. Gatson

Notary Public
My Commission Expires: April 24, 2024

STATE OF Alabama
COUNTY OF Chilton



I, the undersigned Notary Public in and for said County and State, hereby certify that Walter Wagner, whose name as Trustee of the Walter Wagner and Judy M. Wagner, Trustees or their successors in trust under the Wagner Living Trust, dated September 16, 2015 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 in his capacity as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of February, 2022.

Terra T. Gatson

Notary Public
My Commission Expires: April 24, 2024

