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02/28/2022 12:42:41 PM
DEEDS 1/2

Send tax notice to: AJJ Properties, LLC, 356 Highland View Drive, Birmingham, AL 35242

This instrument was prepared by:
Nedra M. Garrett, Attorney
McClinton Garrett & Associates, LLC
1401 Doug Baker Boulevard
Suite 107-122
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy Thousand and No/100 (\$270,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Kambria McCormick Williams and Michael Bernard Williams, Jr., wife and husband, whose mailing address is:

4109 Braxton Court, Hephzibah, GA 30815
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

AJJ Properties, LLC, whose mailing address is:

356 Highland View Drive, Birmingham, AL 35242
(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 125 High Ridge Trace, Pelham, AL 35124 to-wit**

Lot 81, according to the Resurvey of Final Plat of High Ridge Village Phase 4, as recorded in Map Book 29, Page 83, in the Probate Office of Shelby County, Alabama.


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


Grantor Kambria McCormick Williams is one and the same as Kambria McCormick in that deed recorded as Instrument No. 20060323000116350 on March 13, 2006.

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 Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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 we have hereunto set our hand(s) and seal(s) this 24th day of February 2022.


Kambria McCormick Williams


Michael Bernard Williams, Jr.

STATE OF ALABAMA
COUNTY OF JEFFERSON

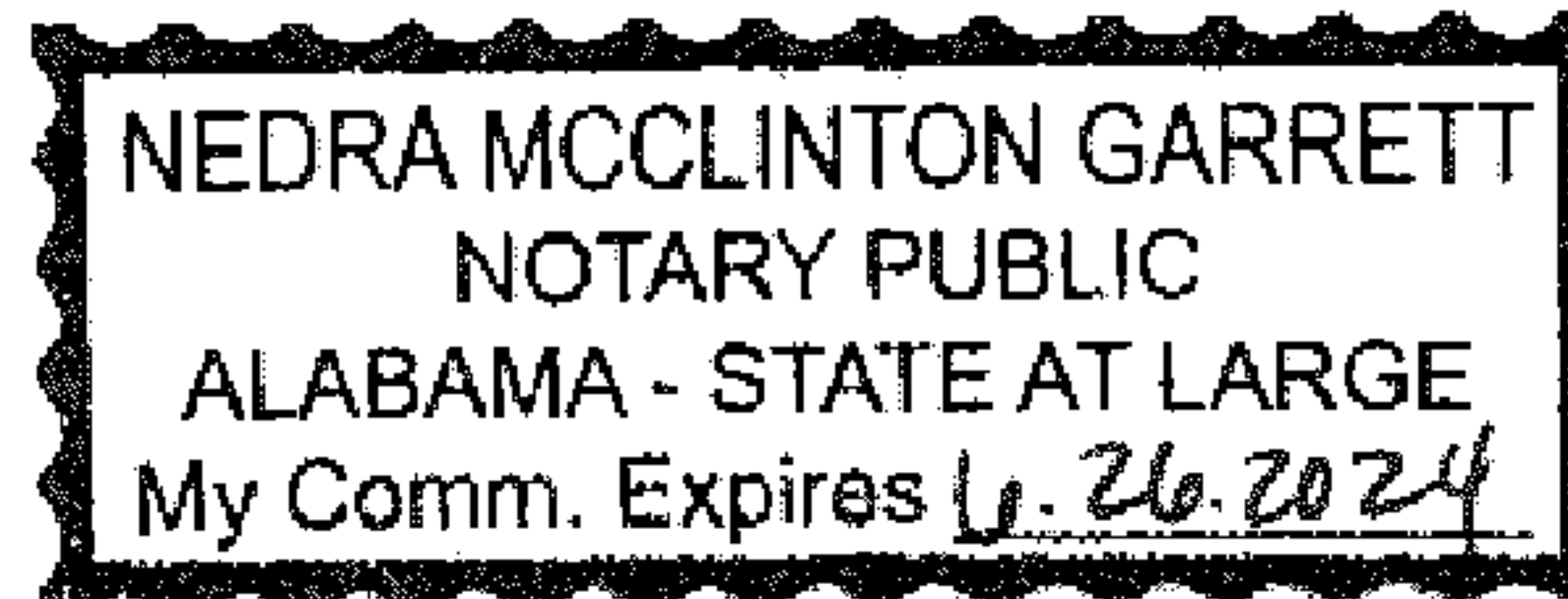
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kambria McCormick Williams and Michael Bernard Williams, Jr.**, wife and husband, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of February 2022.



NOTARY PUBLIC

My Commission expires: 6/26/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/28/2022 12:42:41 PM
\$296.00 BRITTANI
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Allie S. Beyl