

20220512000195990
05/12/2022 03:47:58 PM
DEEDS 1/3

Send Tax Notice To:
JD Realty Holdings, LLC
313 Cole Street
Irondale, AL 35210

Instrument Prepared By:
S. Kent Stewart
Stewart and Associates, LLC
3595 Grandview Pkwy., Ste. 275
Birmingham, AL 35243

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **\$10.00 (Ten Dollars and 00)** to the undersigned grantor in hand paid by the grantee herein, the receipt where is acknowledged, I, **JE Homes, LLC**, by Joe Demaras, it’s sole member, whose address is **313 Cole Street, Irondale, AL 35210** (herein referred to as grantor), grant, bargain, sell and convey unto, **JD Realty Holdings, LLC**, whose address is **313 Cole Street, Irondale, AL 35210** (herein referred to as grantee), the following described real estate, situated in **SHELBY** County, Alabama, to wit:

SEE ATTACHED EXHIBIT “A”

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

To Have and To Hold unto the said Grantee, her successors and/or assigns as her interests may appear forever. And said Grantor does for itself and for its successors and/or assigns, covenant with the GRANTEES, its successors and/or assigns, that it is lawfully seized in fee simple of the premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and/or assigns shall warranty and defend the same to the GRANTEES, its successors and/or 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 29th day of April, 2022.



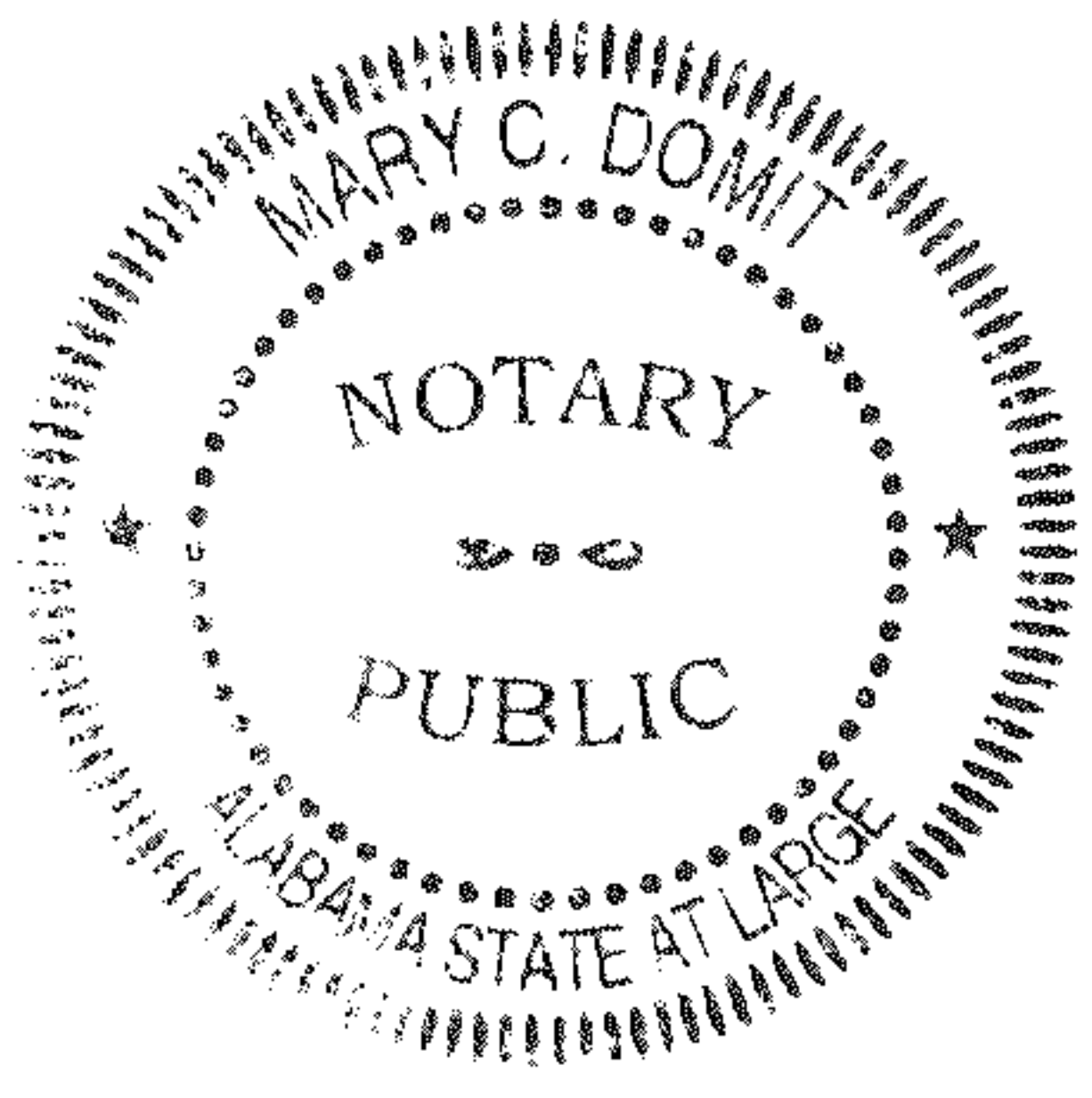
JE Homes, LLC
By: Joe Demaras, it’s Sole Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Mary C. Domit, a Notary for said County and in said State, hereby certify that **JE Homes, LLC**, by Joe Demaras, it’s sole member, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument she executed the same voluntarily and with full authority on the day the same bears date.

Given under my official hand and seal this the 29th day of April, 2022.

(S E A L)



PEL-22-3652

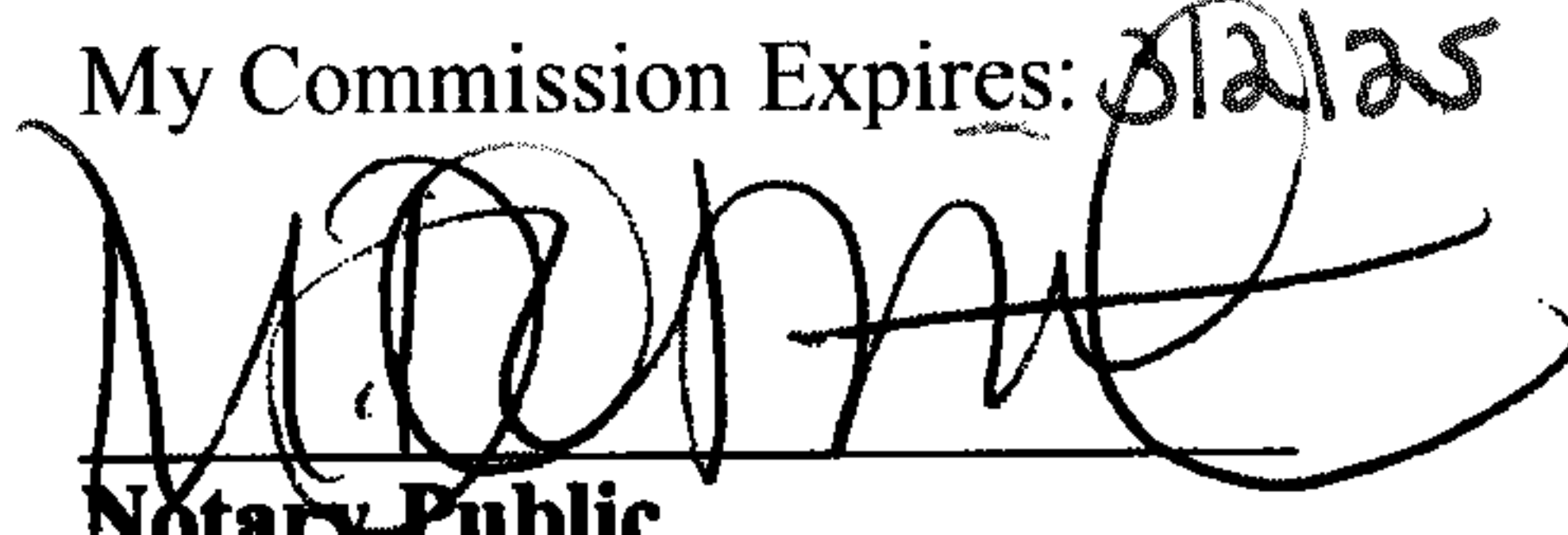
My Commission Expires: 8/2/25

Notary Public

Exhibit "A"
Property Description

Lot 8, Block 3, according to the Survey of Willow Glen, Second Sector, as recorded in Map Book 8 Page 102 in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	JE Homes, LLC	Grantee's Name	JD Realty Holdings, LLC
Mailing Address	313 Cole Street	Mailing Address	313 Cole Street
	Irondale AL 35210		Irondale, AL 35210
Property Address	337 Willow Glen CT	Date of Sale	04/29/2022
	Alabaster, AL 35007	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$144,800

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☒ Other Tax
☐ Closing Statement	ASSESSOR'S MARKET VALUE

under parcel #: 23-S-22-0-001-051.031

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

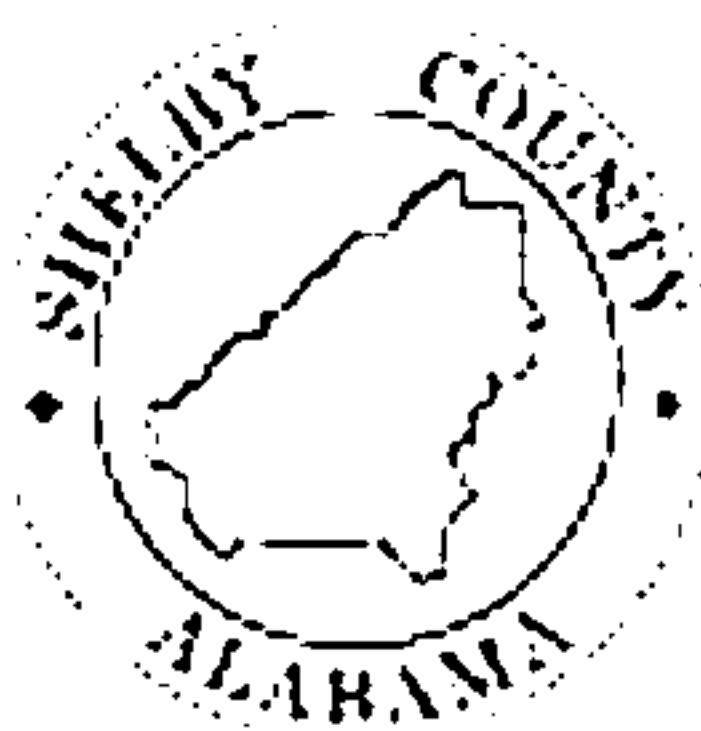
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	05/12/2022	Print	Hyland Wehunt
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/12/2022 03:47:58 PM
\$173.00 MISTI
20220512000195990

Allen S. Bayl