

STATE OF ALABAMA

COUNTY OF SHELBY

This deed prepared by:

Jason E. Spinks

100 Carrington Lane

Calera, AL 35040

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of FOUR HUNDRED THOUSAND DOLLARS AND 00/100(\$400,000.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, J and R Properties L.L.C., (hereinafter the "Grantor"), hereby releases, quitclaims, grants, sells, and conveys to Cedar Tree Grove, L.L.C., (hereinafter the "Grantees"), all of their rights, title, and interest and claim in or to that certain parcel of property situated in Shelby County, Alabama, more particularly described as:

PARCEL 1:

Lot 11, Block 3 in the Town of Wilton, Alabama, according to the Bozeman Survey of said town, formerly known as and called Birmingham Junction, said map being recorded in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

A portion of said Lot 11, Block 3 in the Town of Wilton, Alabama, more particularly described as follows: Commence at the Northwest Corner of Lot 11, Block 3, Birmingham Junction (now known as the Town of Wilton, Alabama), according to the Bozeman Survey of said Town, as recorded in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama and run East along the North line of said Lot 11 for a distance of 31 feet to point of beginning; thence continue along last described course for a distance of 127 feet to the NE corner of Lot 11; thence run South along the East line of Lot 11 for a distance of 175.0 feet; thence West and parallel to the North line of said Lot 11 for a distance of 127 feet; thence North and parallel to the East line of said Lot 11 for a distance of 175.0 feet to the point of beginning.

SOURCE OF TITLE: Instrument No. 1992-27077.

PARCEL 2:

Lot 13, Block 3, in the Town of Wilton, Alabama, according to the Bozeman Survey of said Town, formerly known as and called Birmingham Junction, said map being recorded in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

A portion of said Lot 13, Block 3 in the Town of Wilton, Alabama, more particularly described as follows: Commence at the Northwest Corner of Lot 13, Block 3, Birmingham Junction (now known as the Town of Wilton, Alabama), according to the Bozeman Survey of said Town, as recorded in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama and the point of beginning; thence run East along the North line of said Lot 13 for a distance of 158 feet to the NE corner of Lot 11 ; thence run South along the East line



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of Lot 13 for a distance of 175.0 feet; thence West and parallel to the North line of said Lot 13 for a distance of 158 feet; thence North and parallel to the East line of said Lot 13 for a distance of 175.0 feet to the point of beginning.

SOURCE OF TITLE: Deed Book 232, Page 848.

According to the Survey of John S. Parks, PE & LS, Alabama Number 12579, dated August 11, 2010.

Lot 9, Block 3, of the Bozeman Map of Wilton, Alabama, Formerly Birmingham Junction by map and Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee forever. This property is not the homestead of the Grantors.

Given under Grantor's hand and seal, this 1st day of January, 2022.

GRANTORS:

Jack N. Spinks

Jack N. Spinks, Managing Member
J and R Properties, L.L.C.

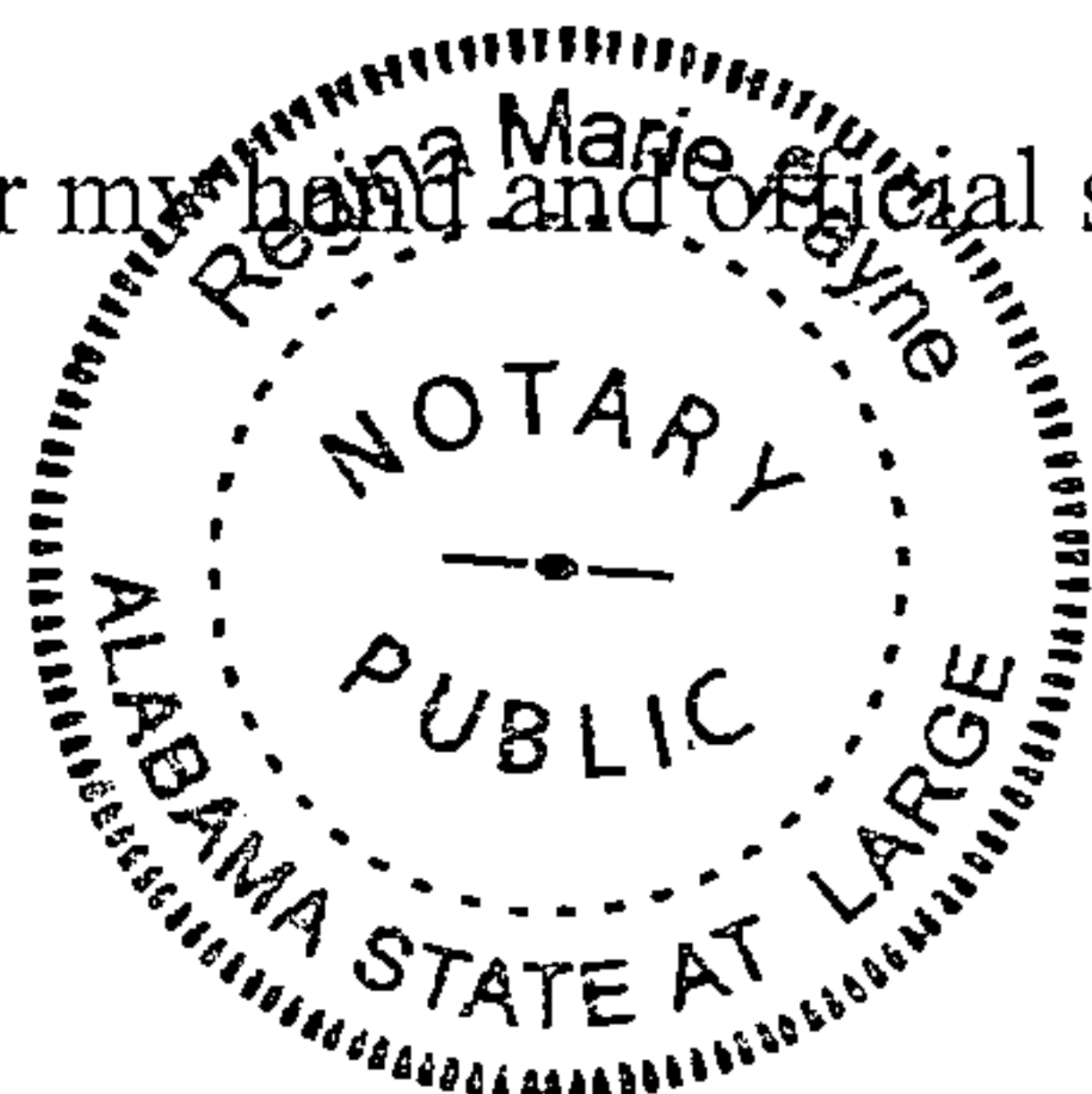
ATTEST _____

STATE OF ALABAMA

COUNTY OF SHELBY

I, Regina Marie Payne, a Notary Public in and for said County and State hereby certify that Jack N. Spinks, whose name appears, is signed to the foregoing instrument and who is known to me (or satisfactory proven), acknowledged before me on this day that, being informed of the contents of the instrument, he, as such, and with full authority, executed the same voluntarily (on the day the same bears date).

Given under my hand and official seal on 1-1 2022.



Regina Marie Payne

Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, Sec

Grantor's Name JTR Properties LLC
Mailing Address PO Box 555
Montevallo, AL 35115

Grantee's Name Cedar Tree Grove
Mailing Address PO Box 555
Montevallo, AL 35115

Property Address 170 Braham St
Montevallo, AL
35115

Date of Sale 1-1-22
Total Purchase Price \$ 400,000
or
Actual Value \$
or
Assessor's Market Value \$

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
☐ Closing Statement

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 7-12-22

Print JACK SPINKS

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1