

Send Tax Notice to:
Jennifer Susan Escobar
5241B Roy Drive
Helena, Alabama 35080

This Instrument Prepared By:
Shami Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-22-4895

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIFTY THREE THOUSAND AND 00/100 (\$253,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Larry G. Jenkins, Jr., and Kellie A. Jenkins, a married couple, (herein referred to as "Grantor," whether one or more), whose mailing address is

51974 Hwy 8, Aberdeen, Mississippi 39730

by **Jennifer Susan Escobar (herein referred to as "Grantee"),** whose mailing address is

5241B Roy Drive, Helena, Alabama 35080

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 property, which has a mailing address of **5241B Roy Drive, Helena, AL 35080,**

and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

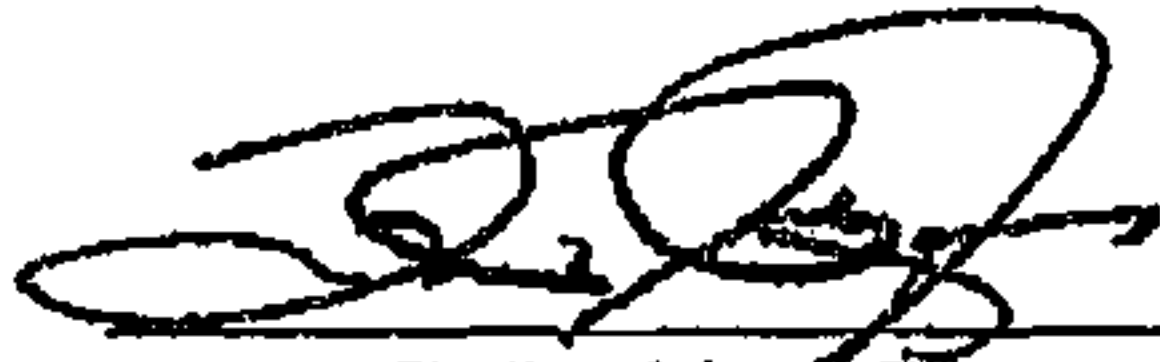
MINING AND MINERAL RIGHTS EXCEPTED.

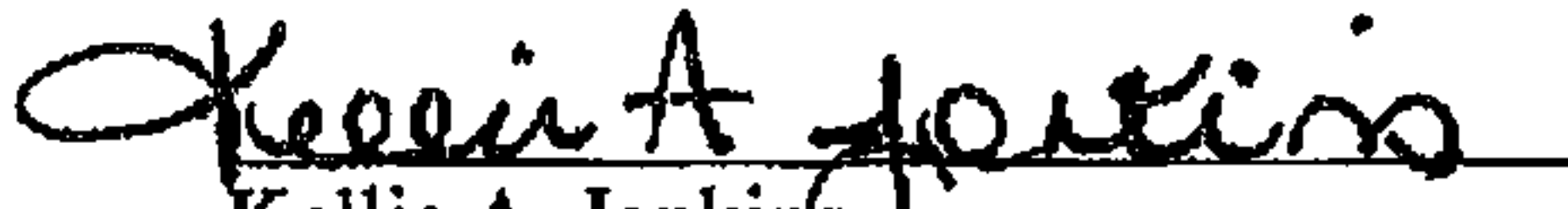
\$80,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and 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 18 day of NOV,
2022


Larry G. Jenkins, Jr.


Kellie A. Jenkins

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Larry G. Jenkins, Jr.**
and Kellie A. Jenkins, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of NOV, 2022.


Notary Public
SHAMI S. MALONE
Printed Name
My Commission Expires: 11.3.24

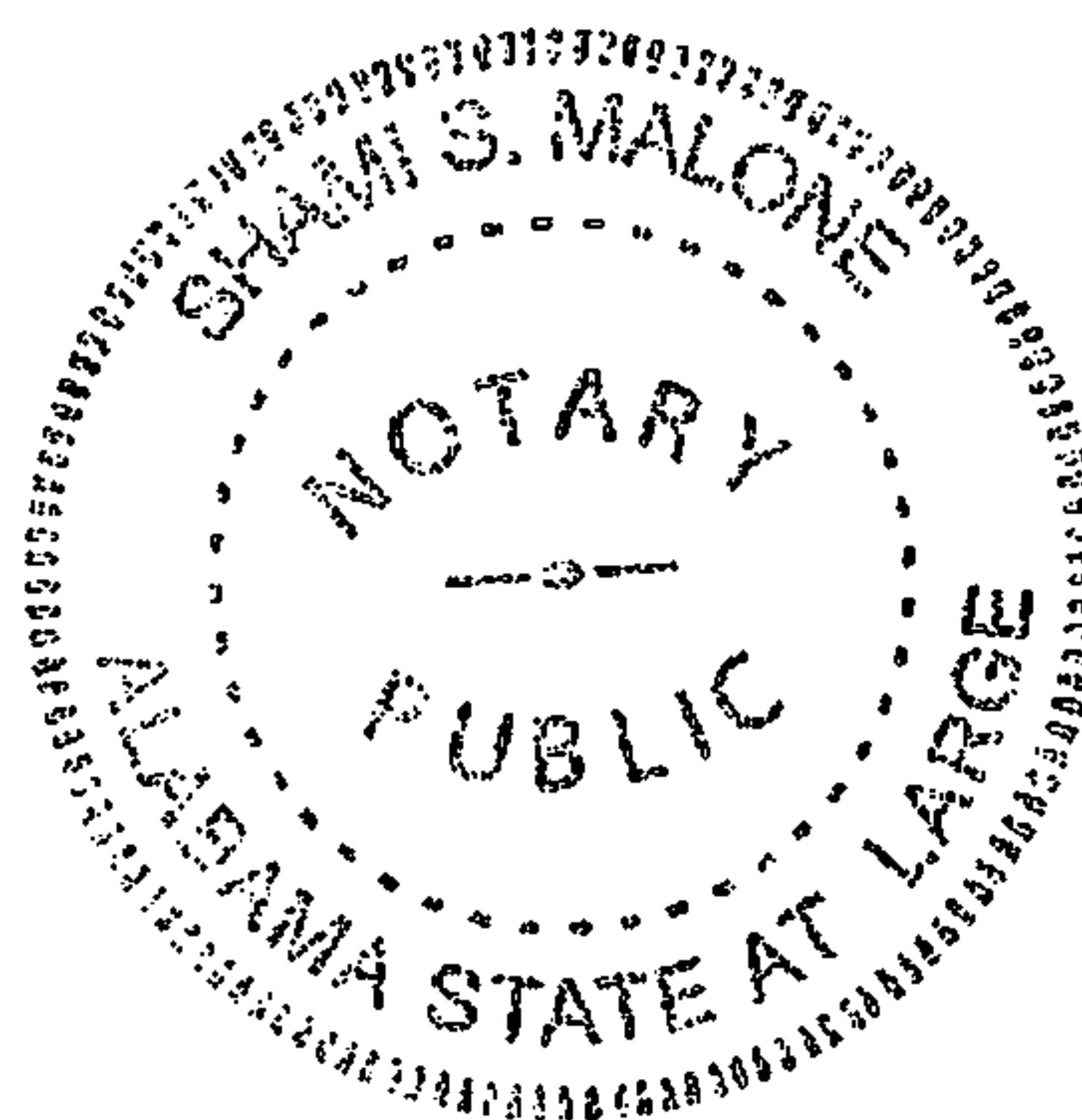


EXHIBIT A

Property 1:

A part of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 22, Township 20 South, Range 3 West and also being a portion of Block 5 of the Boundary Survey of Frank E "Buck" Cox Property as recorded in Map Book 8, Page 21 In the Probate Office of Shelby County, Alabama being more particularly described as follows:

Begin at the Southwest corner of Block 6 of Frank E. Cox Property, a Map of which is recorded in Map Book 8, Page 21 in the Office of the Judge of Probate Office of Shelby County, Alabama; thence run Southwesterly along the South line of Block 5 for 130.00 feet; thence 90°00' right run 132.00 feet; thence 90°00' right run 130.00 feet; thence 90°00' right run 132.00 feet to the pint of beginning In the Office of the Judge of Probate of Shelby County, Alabama; being situated In Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/22/2022 08:11:49 AM
\$281.00 JOANN
20221122000429640
General Warranty Deed - JTROS (AL)

Allen S. Bayl