

Send Tax Notice to:
JBL Holdings, LLC
419 Meadowlark Place
Alabaster, AL 35007

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-5012**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FORTY FIVE THOUSAND AND 00/100 (\$45,000.00) 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

Leroy M. Farley, Jr., a married man (herein referred to as "Grantor," whether one or more), whose mailing address is

320 8th Street Southwest, Alabaster, AL 35007

by **JBL Holdings, LLC (herein referred to as "Grantee")**, whose mailing address is

419 Meadowlark Place, Alabaster, AL 35007

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 **320 8th Street Southwest, Alabaster, AL 35007**, 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.

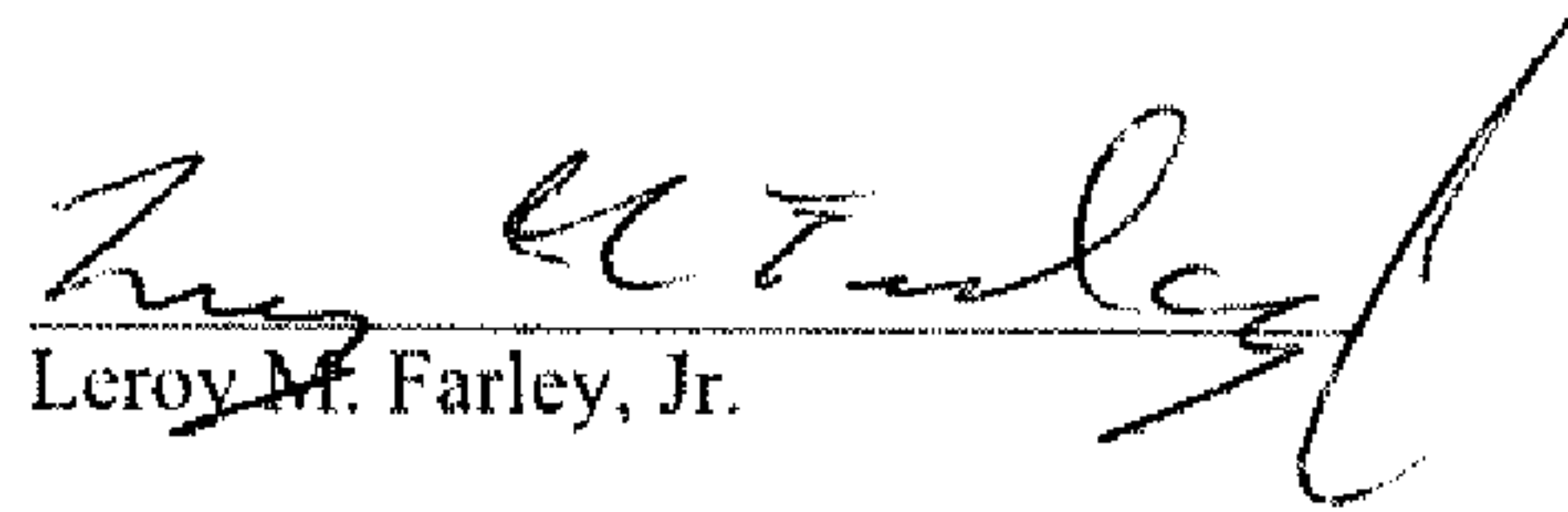
MINING AND MINERAL RIGHTS EXCEPTED.

The property herein conveyed does not constitute the homestead of the grantor, nor that of his spouse, neither is it contiguous hereto.

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 17 day of November 2022.


Leroy M. Farley, Jr.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Leroy M. Farley, Jr. whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of November, 2022.

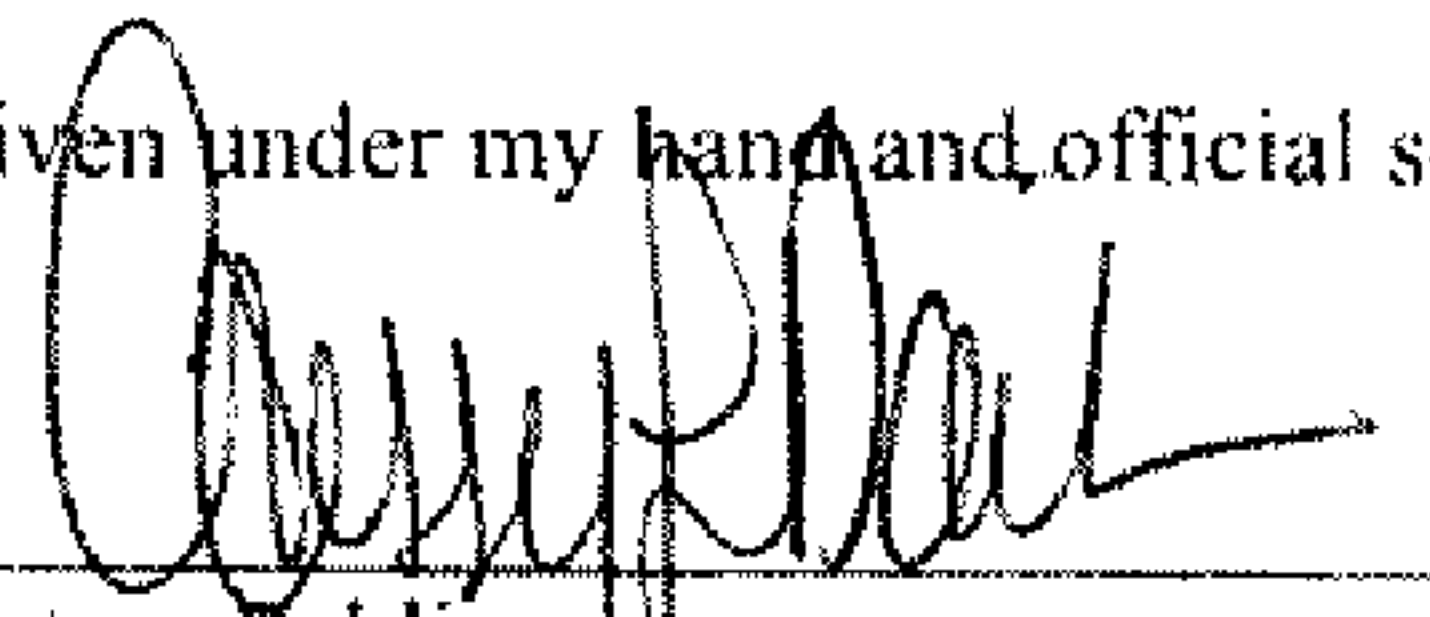

Notary Public
My Commission Expires: 05/02/2026

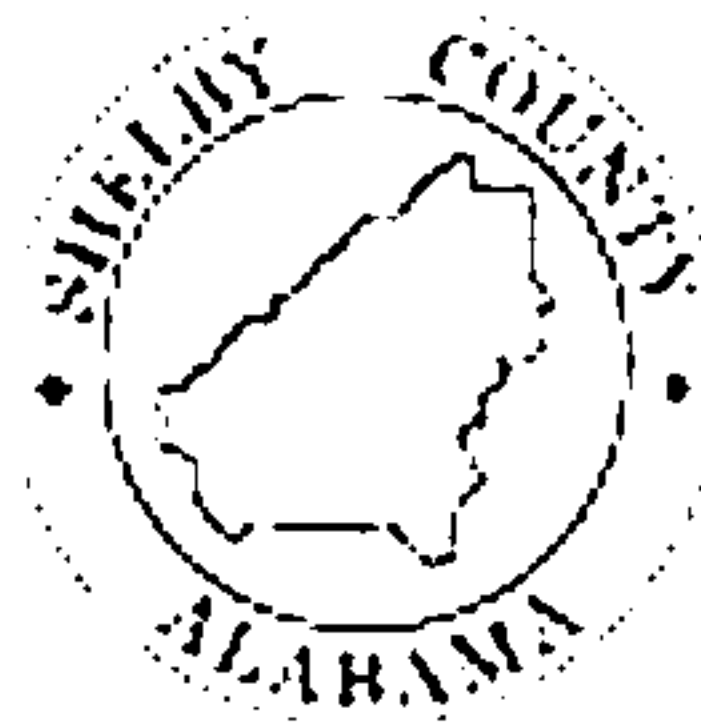


EXHIBIT A

Property 1:

A parcel of land as recorded in Instrument Number 20090506000167240 in the Office of the Judge of Probate, Shelby County, Alabama, better described as follows:

Commence at the SW corner of Lot 12 as recorded in Map Book 3, Page 116, in the Office of the Judge of Probate of Shelby County, Alabama and run N 00°17'29" W for 357.00 feet, thence S 88°53'32" E for 124.53 feet to a 3 inch fence post being the Point of Beginning, thence N 01°18'34" W for 90.42 feet to a half inch rebar, thence S 88°24'12" E for 179.67 feet to a half inch rebar lying on the West right of way of 8th Street SW, thence along said right of way S 00°17'32" E for 88.83 feet to a half inch rebar, thence leaving said right of way N 88°53'32" W for 178.02 feet back to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/30/2022 01:14:15 PM
\$73.00 JOANN
20221130000437130

Allie S. Boyd