



20221130000437180 1/3 \$1205.50
Shelby Cnty Judge of Probate, AL
11/30/2022 01:41:05 PM FILED/CERT

AFTER RECORDING, RETURN TO:

JBMC Properties, LLC
1100 Corporate Drive
Birmingham, Alabama 35242

THIS INSTRUMENT PREPARED BY:

Mark A. Williams, Esq.
New Day Advisors, LLC
1100 Corporate Drive
Birmingham, Alabama 3524211

ADDRESS OF NEW OWNER:

JBMC Properties, LLC
1100 Corporate Drive
Birmingham, Alabama 35242

SEND TAX BILLS TO:

JBMC Properties, LLC
1100 Corporate Drive
Birmingham, Alabama 35242

PARCEL:

03 9 31 0 002 019.020

WARRANTY DEED

For and in Consideration of the sum of Ten Dollars and No/100s (\$10.00) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NEW DAY ADVISORS, LLC**, an Alabama limited liability company, having an address of 1100 Corporate Drive, Birmingham, Alabama 35242, (the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto **JBMC PROPERTIES, LLC**, an Alabama limited liability company, having an address of 1100 Corporate Drive, Birmingham, Alabama 35242, (the "GRANTEE"), its successors and assigns, a certain tract or parcel of land in Shelby County, Alabama, and being more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Having a street address of 1100 Corporate Drive, Birmingham, Alabama 35242.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered. GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Shelby County, AL 11/30/2022
State of Alabama
Deed Tax: \$1177.50



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Witness its hand this 15th day of February, 2022.

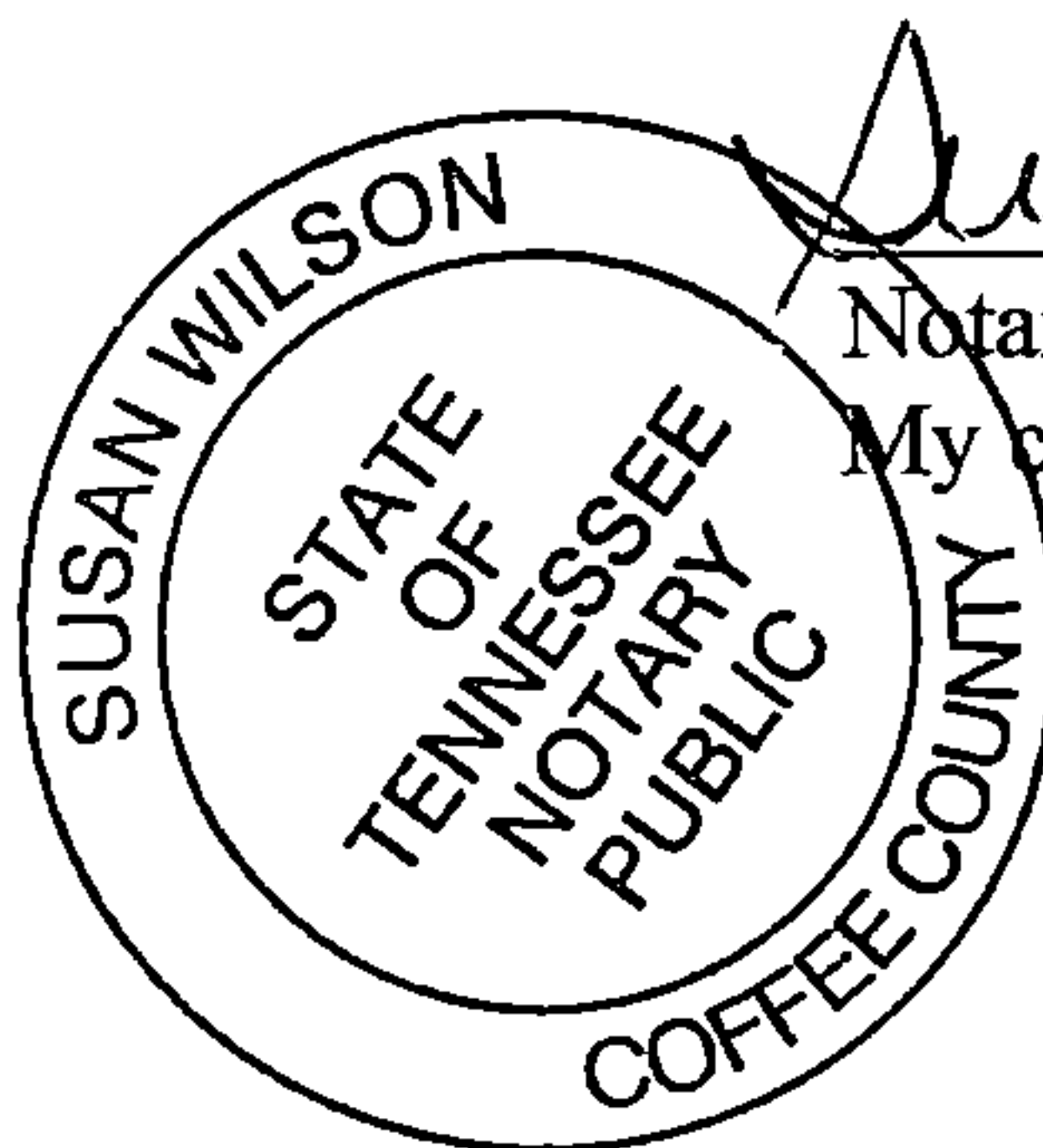
NEW DAY ADVISORS, LLC, an
Alabama limited liability company

By: [Signature]
Mark A. Williams, Its: Authorized Member

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MARK A. WILLIAMS, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he is an Authorized Member of NEW DAY ADVISORS, LLC, an Alabama limited liability company, and who further acknowledged that he as such Authorized Member, being authorized so to do, executed the within instrument in the name of the limited liability company, for the purposes therein contained.

Witness my hand and official seal, at office this 15th day of February, 2022.



[Signature]
Notary Public
My commission expires: 3-18-23

ACTUAL VALUE ATTESTATION

STATE OF TENNESSEE
COUNTY OF COFFEE

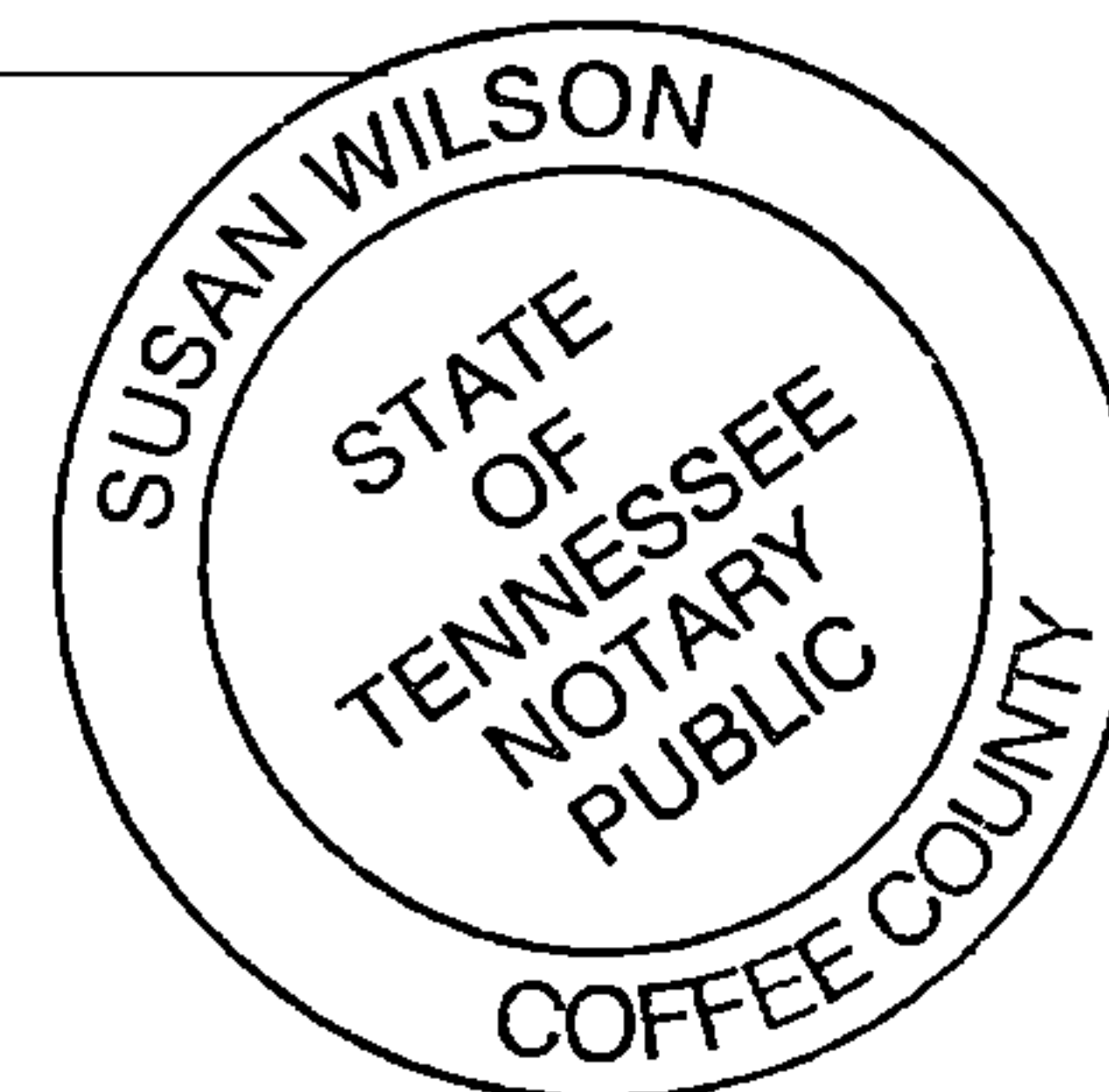
I attest that the actual value of the property, both real and personal, being conveyed by this instrument is \$1,177,360.00.

Sworn to and subscribed before me this the 15th day of February, 2022.

[Signature]
Affiant

My commission expires: 3-18-23

[Signature]
Notary Public





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EXHIBIT "A"

Legal Description

SITUATED, LYING AND BEING IN SHELBY COUNTY, ALABAMA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

LOT 9B-2B-2B, ACCORDING TO THE SURVEY OF DIVERSIFIED RESOURCES RESURVEY, AS RECORDED IN MAP BOOK 46, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED BY SHEFFIELD REALTY I, L.L.C., AN ALABAMA LIMITED LIABILITY COMPANY, TO NEW DAY ADVISORS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, BY WARRANTY DEED DATED AUGUST 4, 2021 APPEARING OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA AS INSTRUMENT 20210806000382560.

SUBJECT TO:

AD VALOREM TAXES FOR 2022 AND SUBSEQUENT YEARS

EXISTING COVENANTS AND RESTRICTIONS, EASEMENTS, BUILDING LINES AND LIMITATIONS OF RECORD