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02/14/2023 12:06:07 PM
DEEDS 1/3

Send tax notice to:
Jonathan L. Wright
5430 Saddlecreek Lane
Birmingham, AL 35242

This instrument prepared by:
Raymond P. Fitzpatrick, Jr.
1200 Corporate Dr., Ste. 105
Birmingham, AL 35242

STATE OF ALABAMA)
 :
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Dollars (\$100.00) in hand paid to J. WRIGHT PROPERTIES, LLC, an Alabama limited liability company ("Grantor") by JONATHAN L. WRIGHT ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the real estate (the "Property") situated in Shelby County, Alabama, which is more particularly described on **Exhibit A** attached hereto.

This conveyance is hereby made subject to restrictions, easements, and rights of way of record.

The property being conveyed through this instrument is not the homestead of Grantor.

Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD unto the said Grantee, his successors and assigns, forever; and said Grantor does for itself, its successors and assigns, covenants with the said Grantee, his successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise stated above, that it is entitled to the immediate possession thereof; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and its successors and assigns shall, warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

Pursuant to the provisions of Ala. Code §40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1;

Grantor's Name and Mailing Address: J. Wright Properties, LLC

2836 Mary Taylor Road
Birmingham, AL 35210

Grantee's Name and Mailing Address: Jonathan L. Wright
5430 Saddlecreek Lane
Birmingham, AL 35242

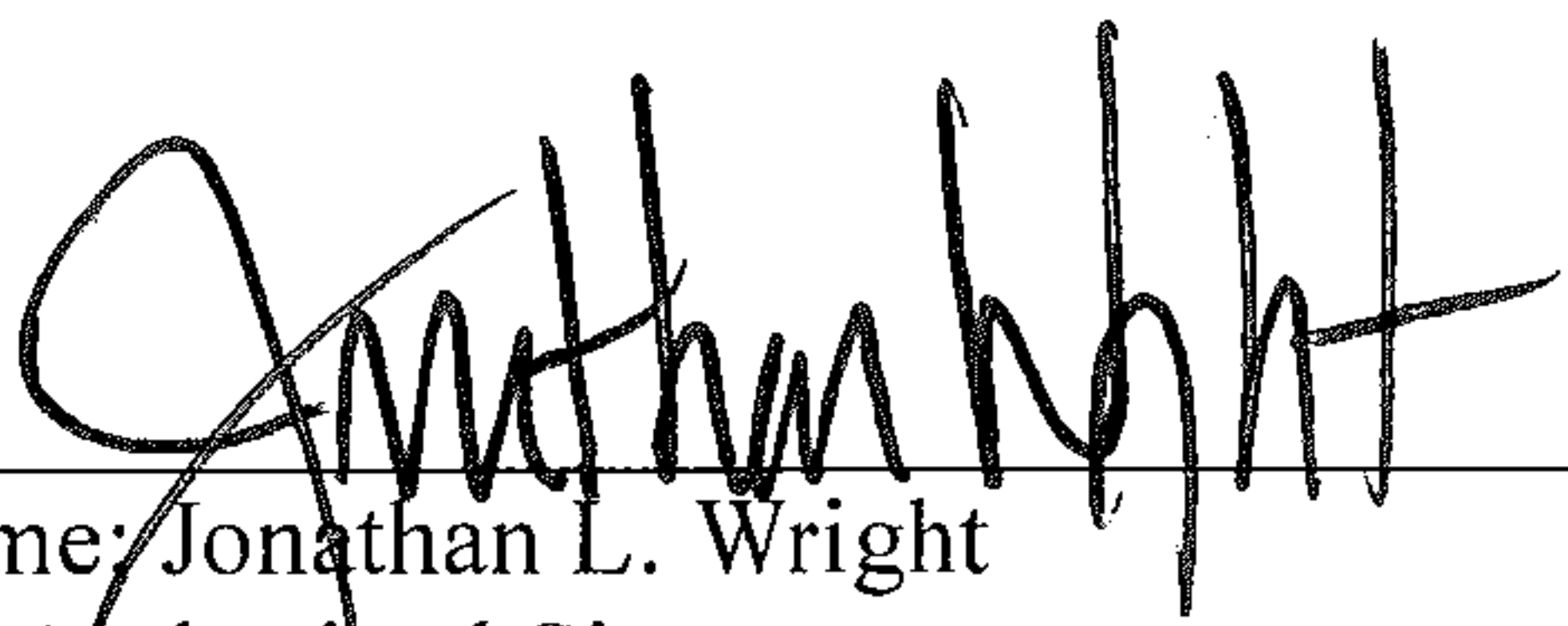
Property Address: 5430 Saddlecreek Lane
Birmingham, AL 35242

Assessor's Market Value: \$ 26,780.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the 14 day of February 2023.

J. Wright Properties, LLC, an Alabama
limited liability company

By:


Name: Jonathan L. Wright
Its: Authorized Signatory

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jonathan L. Wright, as Authorized Signatory for J. Wright Properties, LLC, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily as Authorized Signatory for J. Wright Properties, LLC on the day the same bears date.

Given under my hand and official seal the 14 day of February 2023.


Notary Public

My Commission expires: 9-14-2024

[NOTARY SEAL]

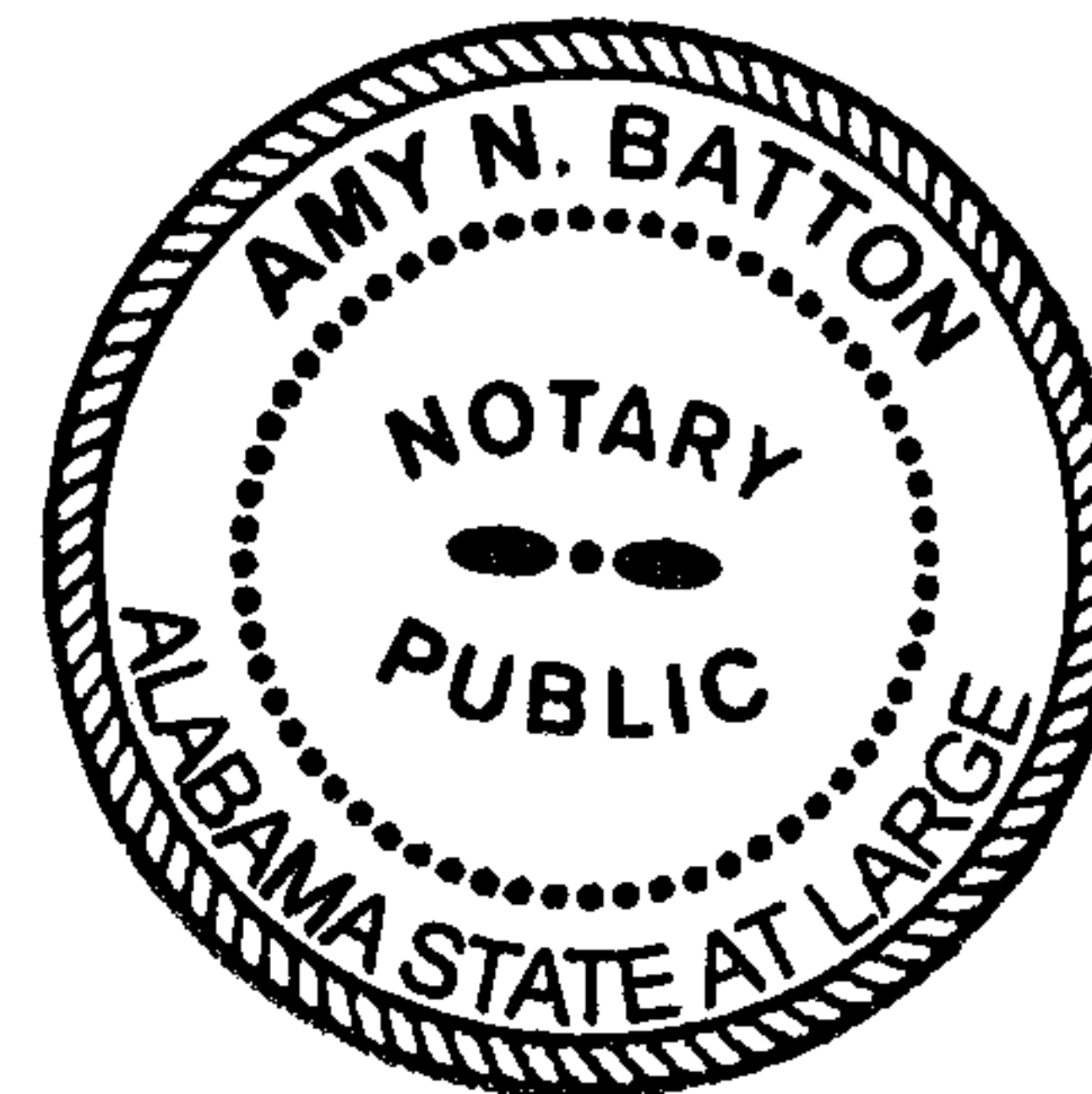
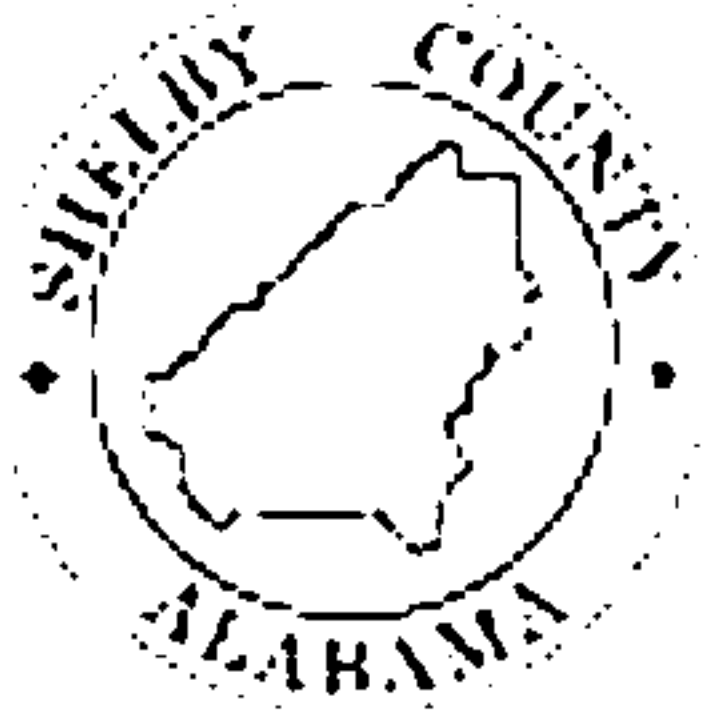


EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 28, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped iron locally accepted to be the Northeast corner of said Quarter-Quarter Section; thence run North 89° 07' 24" West along the North line of said Quarter-Quarter Section for a distance of 311.43 feet to the Point of Beginning; thence run South 32° 53' 00" West for a distance of 177.65 feet to an iron pin found; thence run South 35° 35' 15" West for a distance of 6.36 feet to an iron pin found; thence run South 13° 06' 40" East for a distance of 184.20 feet to an iron pin found; thence run North 82° 47' 06" West for a distance of 36.11 feet to an iron pin found; thence run North 27° 36' 12" West for a distance of 376.15 feet to an iron pin found on the North line of said Quarter-Quarter Section; thence run South 89° 07' 24" East along the North line of said Quarter-Quarter Section for a distance of 368.51 feet to the Point of Beginning; Said Parcel containing 38,316.7 Square feet, more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/14/2023 12:06:07 PM
\$55.00 PAYGE
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Allen S. Bayl