20230531000162020 05/31/2023 10:31:40 AM DEEDS 1/4

THIS INSTRUMENT PREPARED BY: SEND TAX NOTICE TO:

Alan C. Keith Law Offices of Jeff W. Parmer, LLC 2204 Lakeshore Drive, Suite 125 Birmingham, AL 35209 JRP Properties, LLC c/o John R. Preston 2020 Trammell Chase Drive Hoover, AL 35244

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED NINETY THOUSAND AND 00/100** (\$290,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Sharlon R. Henderson, a married person, and Rosie Walker, a single person** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **JRP Properties, LLC** (hereinafter referred to as GRANTEE), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 1, according to the Survey of Chinaberry Subdivision, Phase 1, Final Plat, as recorded in Map Book 32, page 119, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

This property is not the homestead of the married grantor, nor of her spouse.

Property Address: 100 Chinaberry Lane, Alabaster, AL 35114

\$300,000.00 of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this May 26, 2023.

Sharlon R. Henderson

STATE OF ALABAMA

COUNTY OF Madison

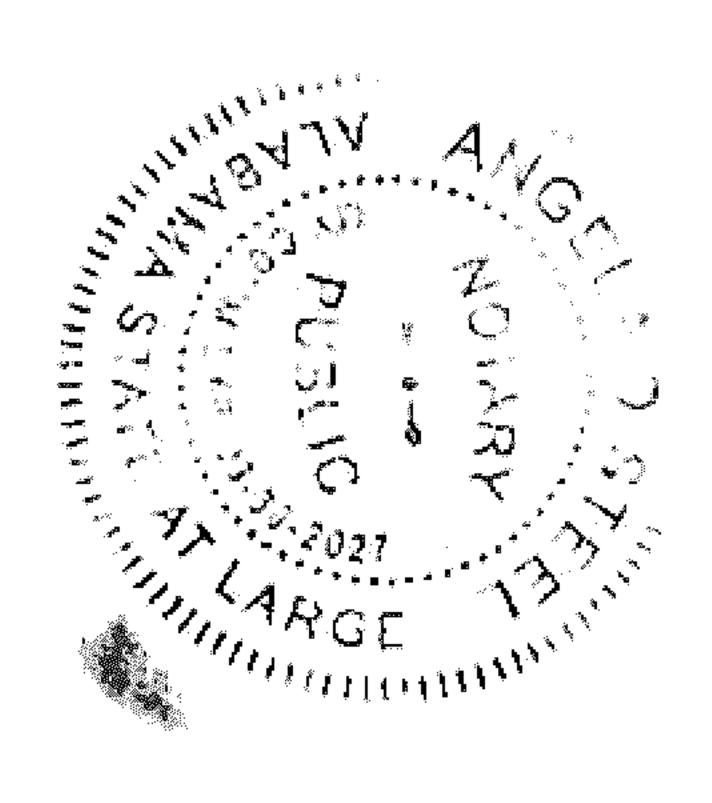
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Sharlon** R. Henderson, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this May 26, 2023.

NOTARY PUBLIC

My Commission Expires: 03-30-2027

GELAD STEEL
NOTARY PUBLIC
AMA STATE AT LARGE
nission Expires 03-30-2027



IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this May 26, 2023.

Rosie Walker

STATE OF ALABAMA

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Rosie** Walker, whose name is 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 Instrument, she signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this May 26, 2023.

NOTARY PUBLIC

My Commission Expires: 03/03/2024

ALAN CROCKER CLITT

My Commission Lipico

March 3, 2024

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mailing Address	Sharlon R. Henderson and Rosic P.O. Box 695 Alabaster, AL 35007	e Walker_	Grantee's Name Mailing Address	JRP Properties, LLC 2020 Trammell Chase Dr. Hoover, AL 35244
Property Address	100 Chinaberry Lane Alabaster, AL 35114		Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	\$
• •	rice or actual value claimed ecordation of documentary			following documentary evidence:
Bill of Sale Sales Contract Other:				
X_ Closing	Statement			
•	ce document presented for a serious form is not required.	recordation conta	ains all of the requi	ired information referenced above,
	4 -4	Instruction		
	and mailing address - provint mailing address.	ide the name of t	he person or person	ns conveying interest to property
Grantee's name being conveyed		ide the name of t	he person or perso	ns to whom interest to property is
*	ss - the physical address of to to the property was conveye	·	g conveyed, if ava	ilable. Date of Sale - the date on
^	price - the total amount paid e instrument offered for rec	-	e of the property, b	ooth real and personal, being
conveyed by th		ord. This may be	<u> </u>	both real and personal, being appraisal conducted by a licensed
current use valu	nation, of the property as def y for property tax purposes	termined by the l	local official charg	of fair market value, excluding ed with the responsibility of be penalized pursuant to Code of
accurate. I furth	est of my knowledge and be ner understand that any false ed in <u>Code of Alabama 1975</u>	e statements clair	rmation contained ned on this form m	in this document is true and nay result in the imposition of the
Date <u>5-26-202</u>	23 Print A	lan C. Keith		
Unattest	** · · ·		Sign Avan	C.K.H.
	(verified by)	Filed and Re Official Pub	ecorded (Grantor/Grant	tee/Owner/Agent) circle one

Shelby County, AL

\$321.00 BRITTANI

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