

THIS INSTRUMENT PREPARED BY:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
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)

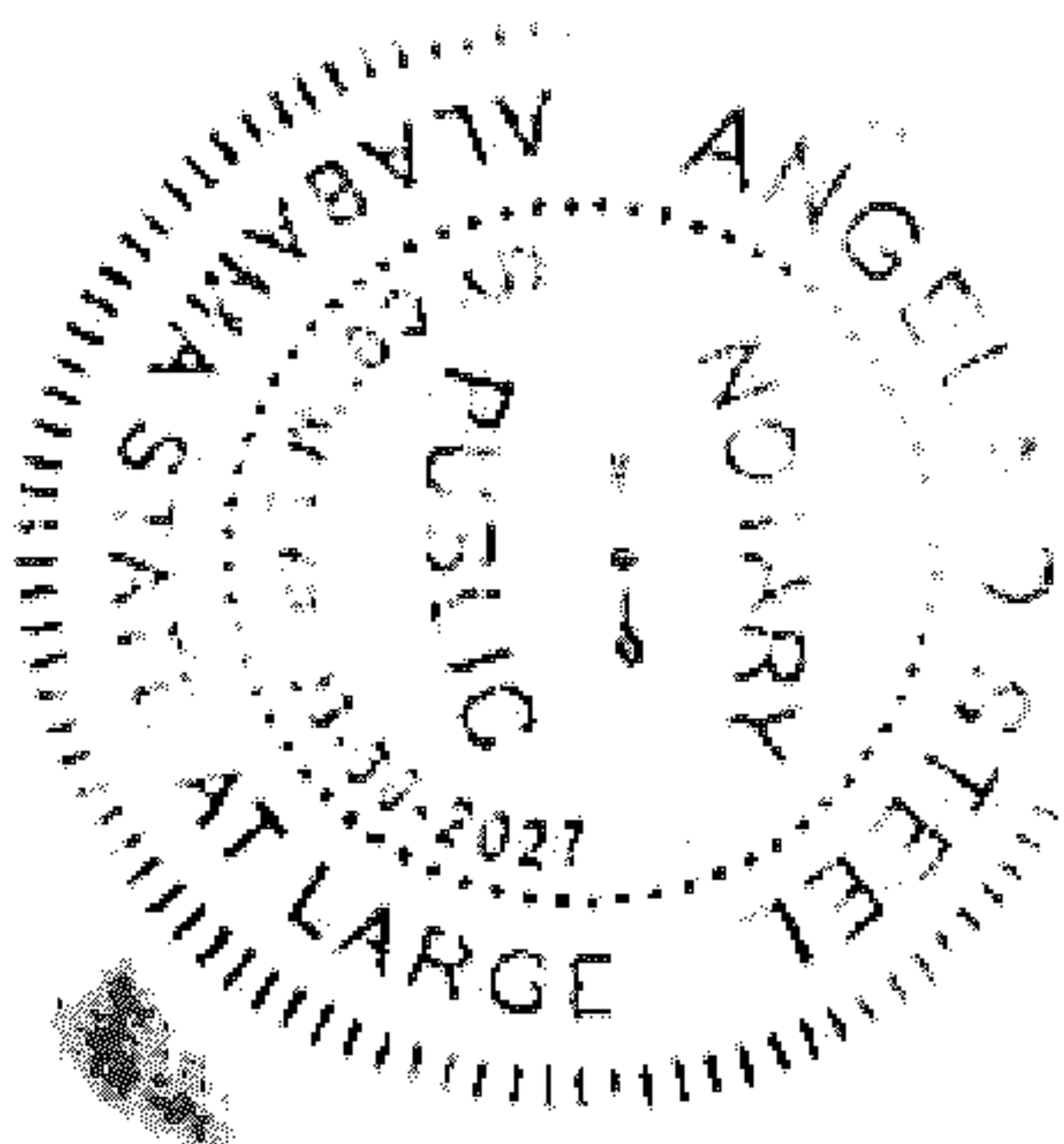
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Sharlon R. Henderson**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she signed her name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

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

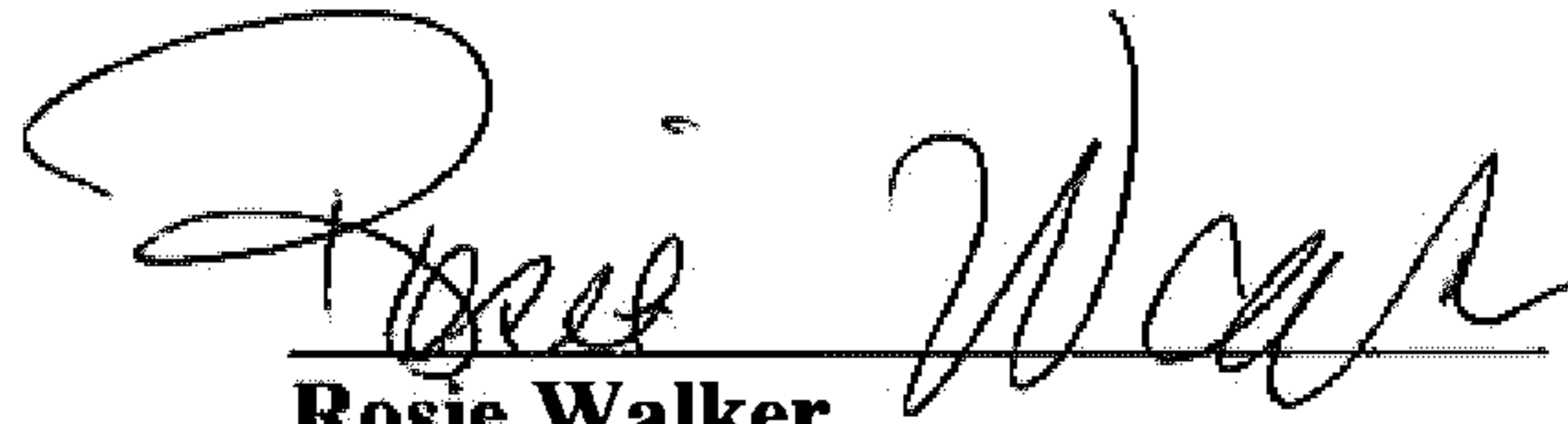

NOTARY PUBLIC

My Commission Expires: 03-30-2027

GELA D STEEL NOTARY PUBLIC ALABAMA STATE AT LARGE Commission Expires 03-30-2027
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IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **May 26, 2023**.


Rosie Walker

STATE OF ALABAMA)

:
COUNTY OF JEFFERSON)

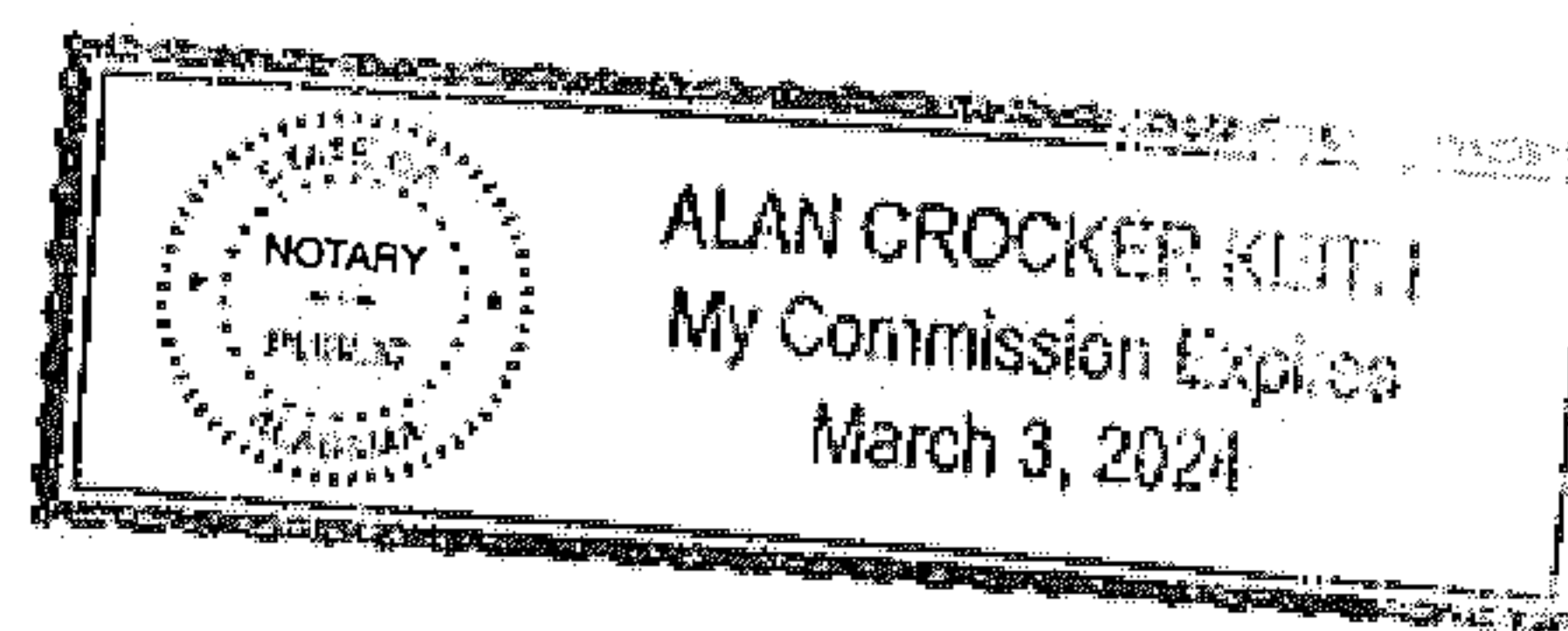
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Rosie Walker**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she signed her name voluntarily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



Allie S. Bayal