

This Instrument was Prepared by:
Joseph T. Conwell, III, P.C.
Joseph T. Conwell, III, P.C.
4245 Balmoral Dr. SW, Suite 303
Huntsville, AL 35801

File No.: 2023-288

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Forty Three Thousand Three Hundred Thirty Dollars and Eighty Six Cents (\$243,330.86)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Trent Williams Ridlehoover and Amanda Ridlehoover, as husband and wife, whose mailing address is 4475 Tuckahoe Lane, Hoover, AL 35226** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JBAW 9, LLC, an Arizona Limited Liability Company, whose mailing address is 2252 N. Avoca, Mesa, AZ 85207** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **604 Narrows Point Way, Birmingham, AL 35242**; to wit;

Lot 2, according to the Survey of Final Plat of Narrows Point, as recorded in Map Book 26 Page 81 A & B, in the Probate Office of Shelby County, Alabama.

***Billy M. Minor, Deceased, Date of Death is 04/05/2011.**

NOTE: Subject to that certain Mortgage executed by Trent William Ridlehoover and Amanda Ridlehoover, husband and wife to First Horizon Bank, dated 11/12/2021 and recorded in Instrument 20211202000575490 on 12/02/2021, of the Probate Records of Shelby County, Alabama, in the original principal sum of \$242,250.00 with an existing balance of \$235,330.86.

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 19 day of May, 2023.

Trent Williams Ridlehoover
Trent Williams Ridlehoover

Amanda Ridlehoover
Amanda Ridlehoover

State of Alabama

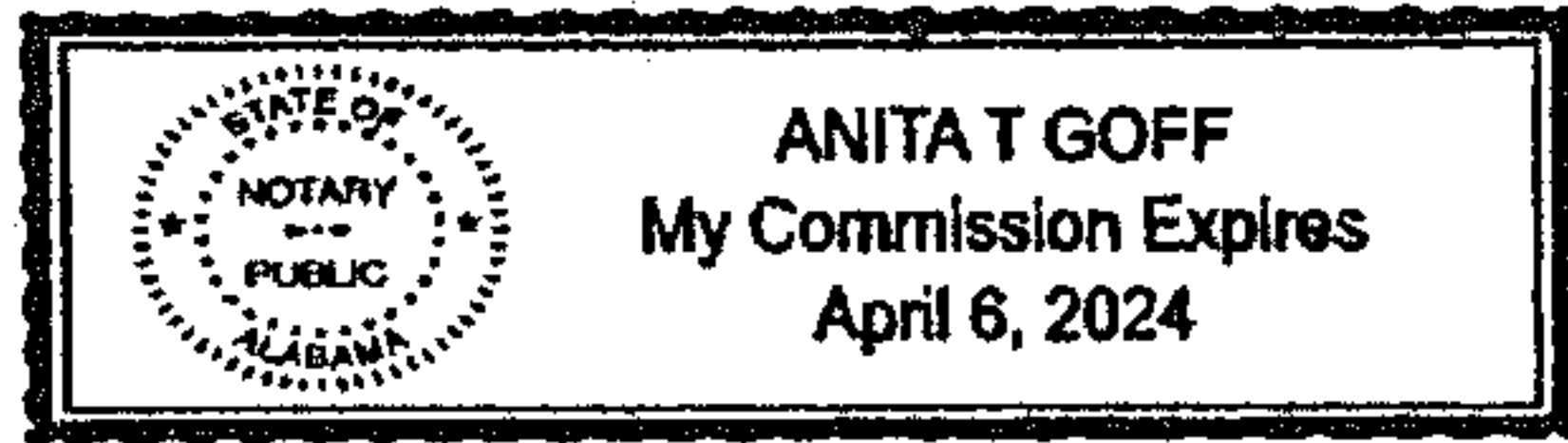
County of Jefferson

I, Anita T. Goff, a Notary Public in and for the said County in said State, hereby certify that Trent Williams Ridlehoover and Amanda Ridlehoover, as husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of June, 2023

Anita T. Goff
Notary Public, State of Alabama

My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/21/2023 09:19:01 AM
\$268.50 JOANN
20230621000183860

Allie S. Bayl