

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
7900 Calera LLC
7900 U.S. 31
Calera, AL 35040

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$265,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **J & R Properties, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **7900 Calera LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A".

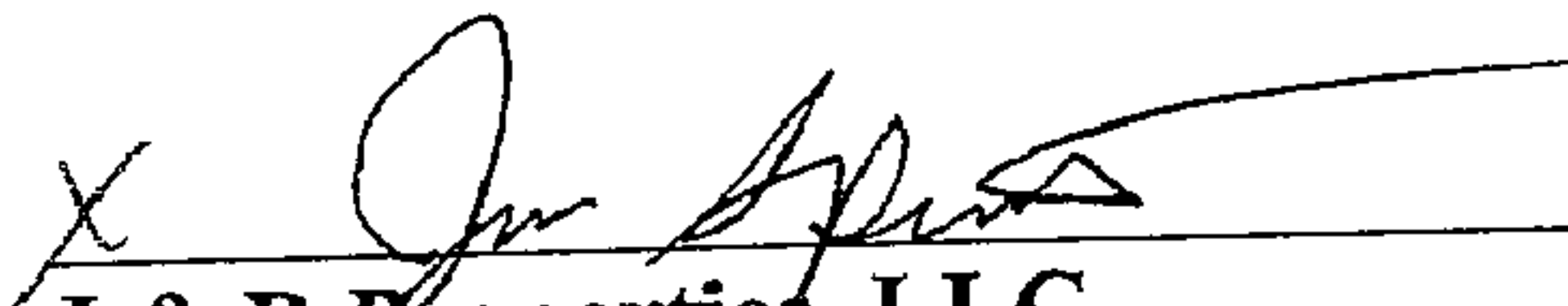
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 hereinabove 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 GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 4th day of August, 2023.



J & R Properties, LLC
By: Jack Spinks
Its: Managing Member

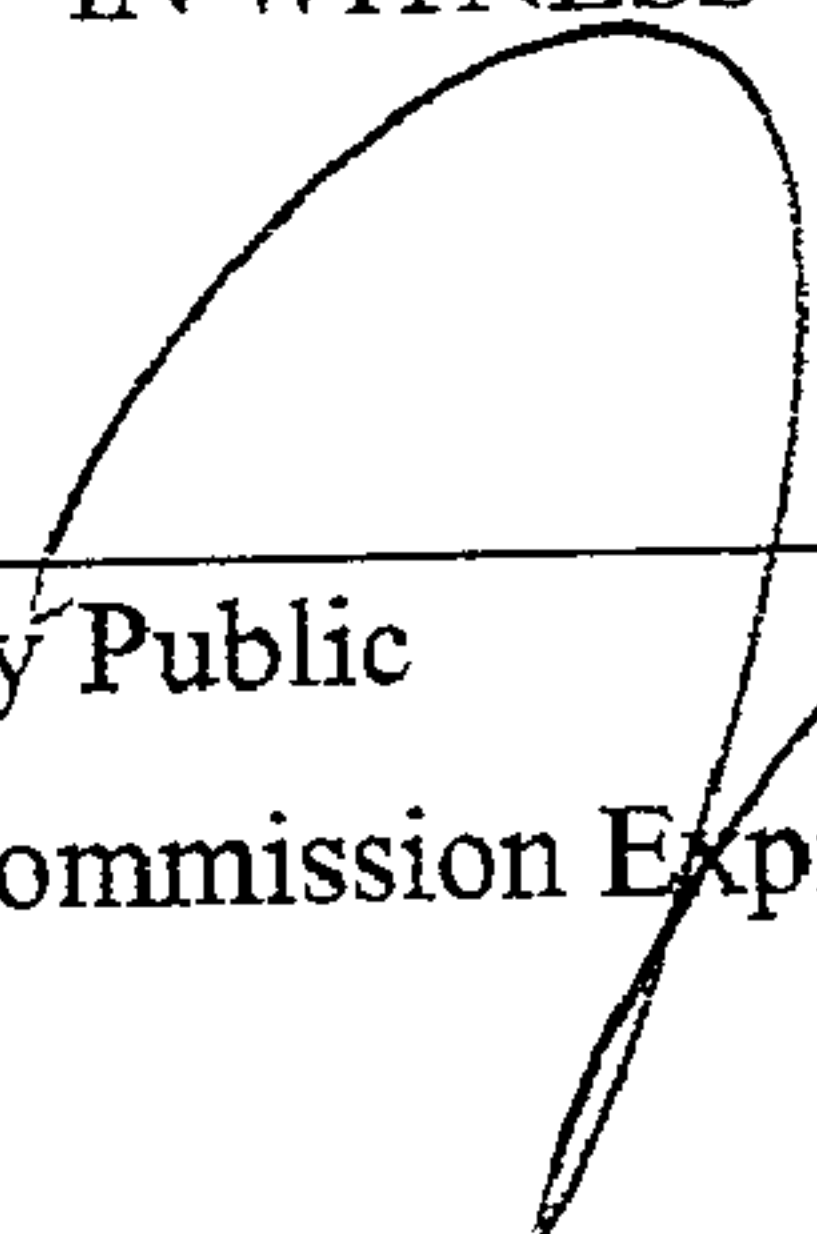
STATE OF ALABAMA
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jack Spinks whose name as Managing Member of **J & R Properties, LLC**, a(n) Alabama Limited Liability Company, 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/she, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of August, 2023.



Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN Notary Public, Alabama State At Large My Commission Expires Jan. 6, 2025
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Exhibit "A"
Property Description

PARCEL 1:

Lots 4 and 5 Block 45, according to J. H. Dunstan's Map of the town of Calera, Alabama, being more particularly described as follows: Begin at the southeast corner of Lot 4, Block 45, Dunstan's Survey of Calera on the West line of the Montgomery-Birmingham Highway: run thence in a northerly direction along the West line of said highway 56 feet; thence in a westerly direction perpendicular to said highway 150 feet; thence in a southerly direction parallel with said highway 56 feet; thence in an easterly direction 150 feet to the point of beginning.

ALSO, a tract of land described as: Beginning at the southeast corner of Lot 4, Block 45 Dunstan's Survey of Calera, Alabama, on the West line of the Montgomery-Birmingham Highway; run thence in a northerly direction along the West line of said highway 56 feet to the point of beginning, being the northeast corner of the above described parcel; thence continue in a northerly direction along the West line of the Montgomery-Birmingham Highway 16 feet to the South line of a tract of land known as J. A. Henson lot; thence in a westerly direction perpendicular to said highway 150 feet; thence in a southerly direction parallel with said highway 16 feet; thence in an easterly direction 150 feet to the point of beginning.

PARCEL 2:

A certain tract of land In the Town of Calera, Alabama, more particularly described as follows:

Beginning 100 feet South of the Northeast corner of Block 45, Dunstan's survey of Calera, Alabama; thence South parallel with the Montgomery-Birmingham Highway 50 feet; thence West 150 feet perpendicular to said highway; thence North 50 feet parallel with the said highway; thence East 150 feet perpendicular to the said highway to the point of beginning. Situated in Shelby County, Alabama.

PARCEL 3:

Begin 50 feet south of the NE corner of Block 45 Dunston's survey of the Town of Calera, Alabama; thence in a westerly direction 150 feet, thence south 50 feet, thence in an Easterly direction 150 feet, thence North along the Montgomery Highway 50 feet to the point of beginning.

PARCEL 4:

Part of Lot 8, Block 45, of Dunstan's Survey of Calera more particularly described as follows: Begin at the Northeast corner of Block 45, according to Dunstan's Survey of Calera and run South along the West right of way of U.S. Highway No. 31 for 52.91 feet; thence turn an angle to the right of 88 degrees 13 minutes 27 seconds and run West for 89.63 feet; thence turn an angle to the right of 92 degrees 25 minutes 38 seconds and run North 51.56 feet to a point on the South right of way of 8th Avenue; thence turn an angle to the right of 86 degrees 40 minutes 22 seconds and run East along the South right of way of 8th Avenue for 89.08 feet to the point of beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

File#: E-5297
 Grantor's Name J & R Properties, LLC
 Mailing Address PO Box 555
Montevallo, AL 35115

Grantee's Name 7900 Calera LLC
 Mailing Address 7900 U.S. 31
Calera, AL 35040

Property Address 7900 U.S. 31
Calera, AL 35040

Date of Sale August 4, 2023
 Total Purchase Price \$265,000.00
 Or
 Actual Value \$
 Or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
 (check one) (Recordation of documentary evidence is not required)

 Bill of Sale Appraisal
 X Sales Contract Other:
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,
 the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property
 and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is
 being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on
 which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being
 conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
 appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
 current use valuation, of the property as determined by the local official charged with the responsibility of
 valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of
Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and
 accurate. I further understand that any false statements claimed on this form may result in the imposition of the
 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date August 4, 2023

Print: Justin Smitherman

 Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/07/2023 09:44:06 AM
 \$84.00 PAYGE
 20230807000236950

Allen S. Bayl

Form RT-1