

**THIS INSTRUMENT PREPARED BY:**

ELIZABETH S. PARSONS  
Blair and Parsons, P. C.  
1711 Cogswell Avenue  
Pell City, Alabama 35125

**Send Tax Notice To:**

JFB CAPITAL SERVICES,  
LIMITED PARTNERSHIP  
#2602 977 MAINLAND ST.  
VANCOUVER, BC, V6B 1T2, CANADA

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty Thousand Seventeen and 00/100 (\$120,017.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, JONATHAN E. PEARSON and wife, JENNAFER FRANKLIN, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JFB CAPITAL SERVICES, LIMITED PARTNERSHIP, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE CITY OF VINCENT, COUNTY OF SHELBY, STATE OF ALABAMA, AS MORE FULLY DESCRIBED IN DEED BOOK 1997, PAGE 33725, BEING KNOWN AND DESIGNATED AS METES AND BOUNDS PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 85 WITH THE EAST LINE OF THE NE QUARTER OF THE NW QUARTER, SECTION 15, TOWNSHIP 19 SOUTH, RANGE 2 EAST, AND RUN THENCE WESTERLY ALONG THE SAID SOUTH RIGHT OF WAY OF SAID HIGHWAY A DISTANCE OF 40 FEET; THENCE RUN DUE SOUTH A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE DUE SOUTH A DISTANCE OF 150 FEET TO A POINT; THENCE RUN DUE WEST A DISTANCE OF 100 FEET TO A POINT; THENCE RUN NORTH 150 FEET TO A POINT; THENCE RUN EASTERLY PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.**

**SAID PARCEL OF REAL ESTATE SITUATED IN THE NE QUARTER OF THE NW QUARTER, SECTION 15, TOWNSHIP 19, RANGE 2 EAST, IN THE TOWN OF VINCENT, SHELBY COUNTY, ALABAMA.**

**SUBJECT TO:**

- 1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.**
- 2. EXISTING EASEMENTS FOR PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRICAL, TELEPHONE AND SEWERAGE.**
- 3. RIGHT OF WAY FOR PHILLIPS DRIVE.**

**\$98,487.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID BY MORTGAGE LOAN EXECUTED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is 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 GRANTEE, its successors and assigns forever.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor:	JONATHAN E. PEARSON AND JENNAFER FRANKLIN
Grantor's Address:	623 PHILLIPS DRIVE, VINCENT, AL 35178
Grantee:	JFB CAPITAL SERVICES, LIMITED PARTNERSHIP
Grantee's Address:	#2602 977 MAINLAND ST., VANCOUVER, BC, V6B 1T2, CANADA
Tax Parcel ID No.:	07-5-15-2-000-005.000
Purchase Price:	\$120,017.00
Property Address:	623 PHILLIPS DRIVE, VINCENT, AL 35178

The Purchase Price or actual value claimed in this Deed can be verified by a Settlement Statement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this  
15<sup>th</sup> day of August, 2023.

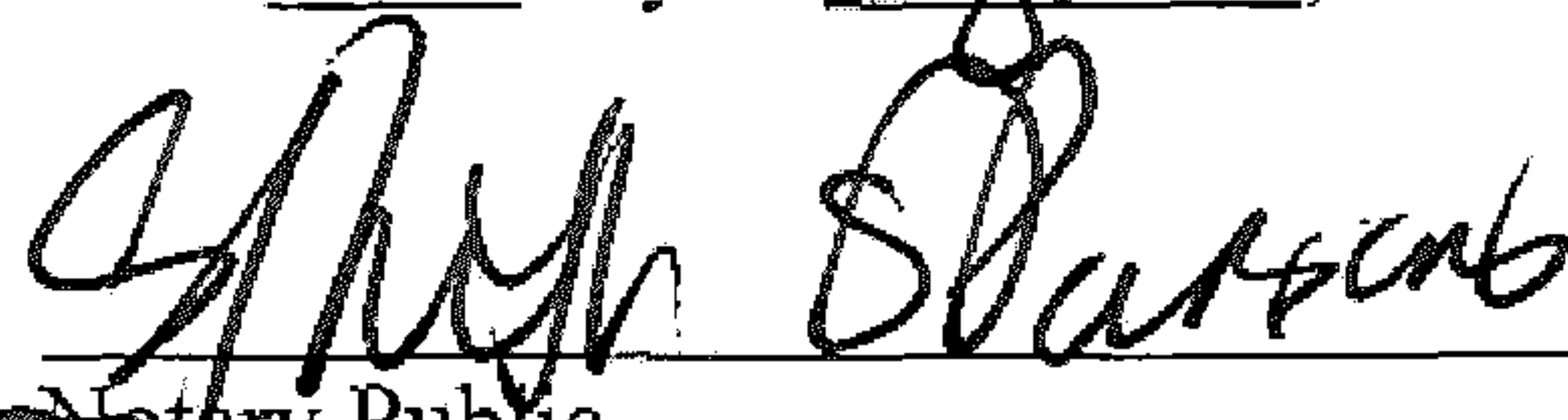
  
 JONATHAN E. PEARSON

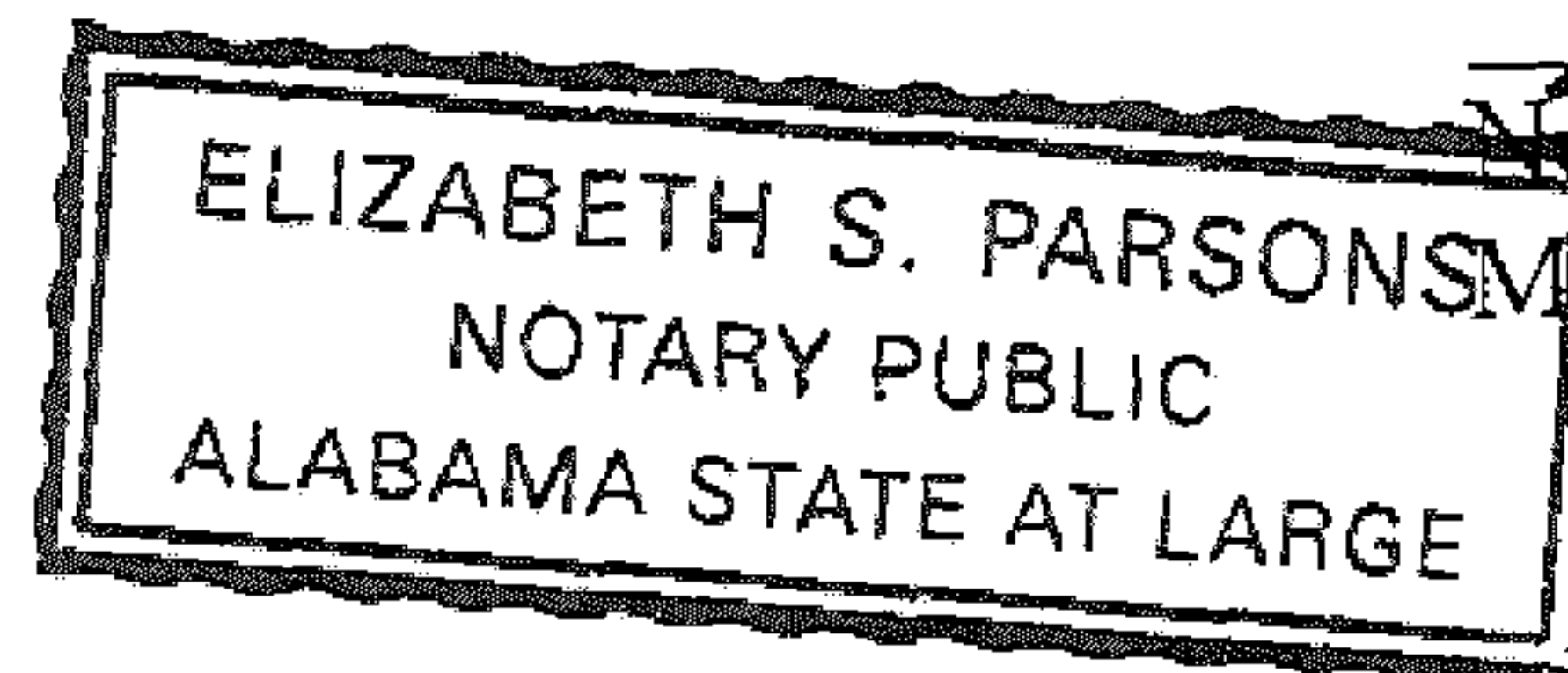
  
 JENNAFER FRANKLIN

STATE OF ALABAMA  
 ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JONATHAN E. PEARSON AND JENNAFER FRANKLIN, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of August, 2023.

  
 Notary Public



Commission Expires: 1-5-27

251-23



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/18/2023 12:44:58 PM  
 \$50.00 BRITTANI  
 20230818000249370

*Allen S. Bayl*