20230818000249750 08/18/2023 03:35:36 PM DEEDS 1/3

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 Preston
1170 Mountainwood Lane SE
Birmingham, 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 EIGHTY THOUSAND AND 00/100 (\$280,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Barry D. Butts, and spouse, Donna L. Butts (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 E, state, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 15, Block 6, according to the Survey of Plantation South Sector II, as recorded in Map Book 13, page 89, 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.

Property Address: 4811 Pine Hurst Dr, Helena, AL 35080

\$288,000.00 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 August 18, 2023

Barry-D. Butts.

Donna L. Butts

STATE OF ALABAMA

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Barry D. Butts** and **Donna L. Butts**, 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 Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this August 18, 2023.

Jeff Warmer

NOTARY PUBLIC

My Commission Expires: 09/13/2024

JEFFREY WADE PARMER
My Commission Expires
September 13, 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 <u>Barry D. Butts and Donna L. Butts</u> Mailing Address <u>4811 Pine Hurst Dr</u> Helena, AL 35080		Grantee's Name Mailing Address	JRP Properties, LLC 1170 Mountainwood Lane Southeast Birmingham, AL 35244	
Property Address	4811 Pine Hurst Dr Helena, AL 35080		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 S Sales Co		Appraisal Other:		
X_ Closing	Statement			
-	nce document presented for a second for a se	recordation conta	ains all of the requi	ired information referenced above,
		Instruction		
	and mailing address - provint mailing address.	ide the name of the	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 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		both real and personal, being appraisal conducted by a licensed
current use valu	uation, of the property as de ty for property tax purposes	termined by the l	ocal official charg	of fair market value, excluding sed with the responsibility of be penalized pursuant to Code of
accurate. I furtl	best of my knowledge and be her understand that any false ed in <u>Code of Alabama 1975</u>	e statements clair	rmation contained ned on this form n	in this document is true and nay result in the imposition of the
Date <u>8-18-2023</u>	**************************************	Alan C. Keith	Sign // (
Unattest	(verified by)	Filed and Recorded Official Public Recor	(Grantor/Grant ds	tee/ Owner/Agent) circle one
		Judge of Probate, Sho Clerk	elby County Alabama, County	Form RT-1

Clerk

Shelby County, AL 08/18/2023 03:35:36 PM

\$308.00 BRITTANI

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