

This Instrument Prepared by:

**Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB4023**

SEND TAX NOTICE TO:

**KJP Capital, LLC
190 Commerce Ct.
Pelham, Al 35124**

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Five Thousand Dollars and 00/100 Dollars (\$105,000.00)** 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 where is acknowledged. I or we, **Deryl W. Owens, a MARRIED man and John Phillips, a MARRIED man**, whose mailing address is 2801 Westwyck Circle, B'ham AL 35293; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **KJP Capital, LLC an Alabama Limited Liability Company** whose mailing address 190 Commerce Ct., Pelham, Al 35124 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 3029 Garland Rd., Birmingham, Al 35242 to wit:

A parcel of land in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 19 South, Range 2 West lying in Shelby County, Alabama.

Commence at the NE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 19 South, Range 2 West; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 248.55 feet; thence turn 50°42'07" and run Southwesterly a distance of 296.40 feet to the point of beginning; thence turn right 51°35'25" and run West a distance of 218.97 feet to the centerline of an existing 30' reserved strip; thence turn 91°35'25" and run South along said centerline a distance of 221.58 feet; thence turn left 81°34' and run Easterly a distance of 75.0 feet; thence turn left 65°51'40" and run Northeasterly a distance of 268.77 feet to the point of beginning. A part of Lot 7 of the Nellie Geraldine Wooten Estate as recorded in Map Book 4, Page 84 in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

Said property does not constitute the homestead of either grantor or their spouse.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31 day of January, 2024.

Deryl W. Owens
Deryl W. Owens

John Phillips
John Phillips

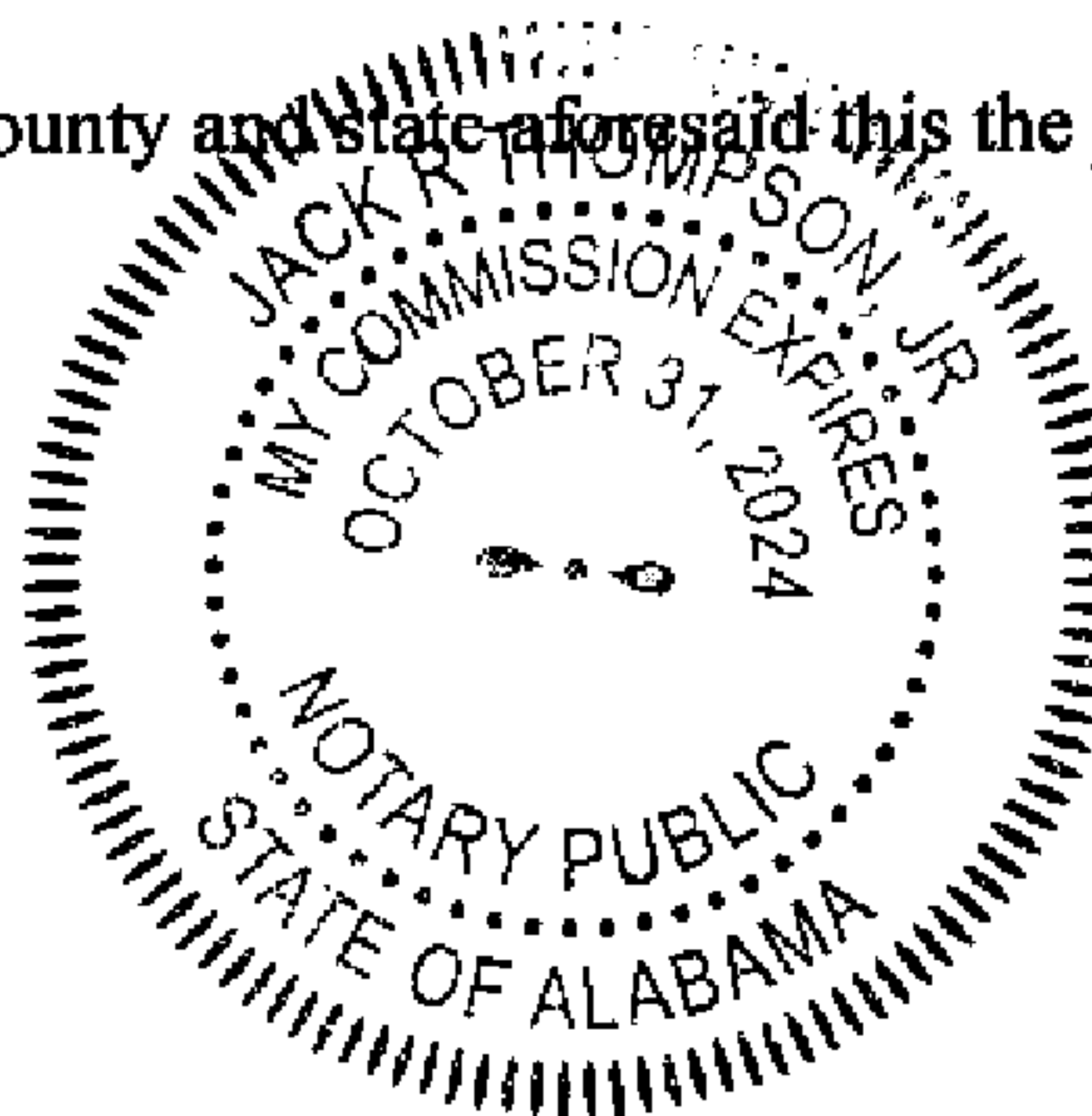
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jack A. Thompson, a Notary Public in and for said county in said state, hereby certify that **Deryl W. Owens and John Phillips** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 31st day of January, 2024.

My Commission Expires: 10/31/2024

[Signature]
Notary Public



(S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2024 11:08:03 AM
\$130.00 JOANN
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Allen S. Bayl