

Send Tax Notice to:

Hannah H. Johnson  
100 Frances Lane  
Helena, AL 35080

[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 **Two Hundred Sixteen Thousand and 00/100 Dollars (\$216,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **JOCO Holdings, LLC, an Alabama Limited Liability Company**, (herein referred to as grantor) whose mailing address is 2002 McCain Pkwy, Pelham, AL 35124, hereby grant, bargain, sell and convey unto **Hannah H. Johnson** (herein referred to as grantee) whose mailing address is 100 Frances Lane, Helena, AL 35080, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address of 100 Frances Lane, Helena, AL 35080, to wit:

**Lot 14-A, according to the Resurvey of Village Parish, as recorded in Map Book 25, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Also known as:**

**Lot 14- A, according to a Resurvey of Lot 13 and 14, of a Resurvey of Village Parrish, a Townhome Community, as recorded in Map Book 25, Page 89 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

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

Subject to restrictions, reservations, covenants, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$212,087.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said grantees, and to their heirs and assigns forever, together with every contingent remainder and right of reversion. The said grantor does, for itself and for its successors and assigns, covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this, the 6 day of February, 2024.

**JOCO Holdings, LLC**  
**an Alabama Limited Liability Company**

  
By: **Shaun Jourdan**  
Its: **Member**

STATE OF ALABAMA  
COUNTY OF Jefferson

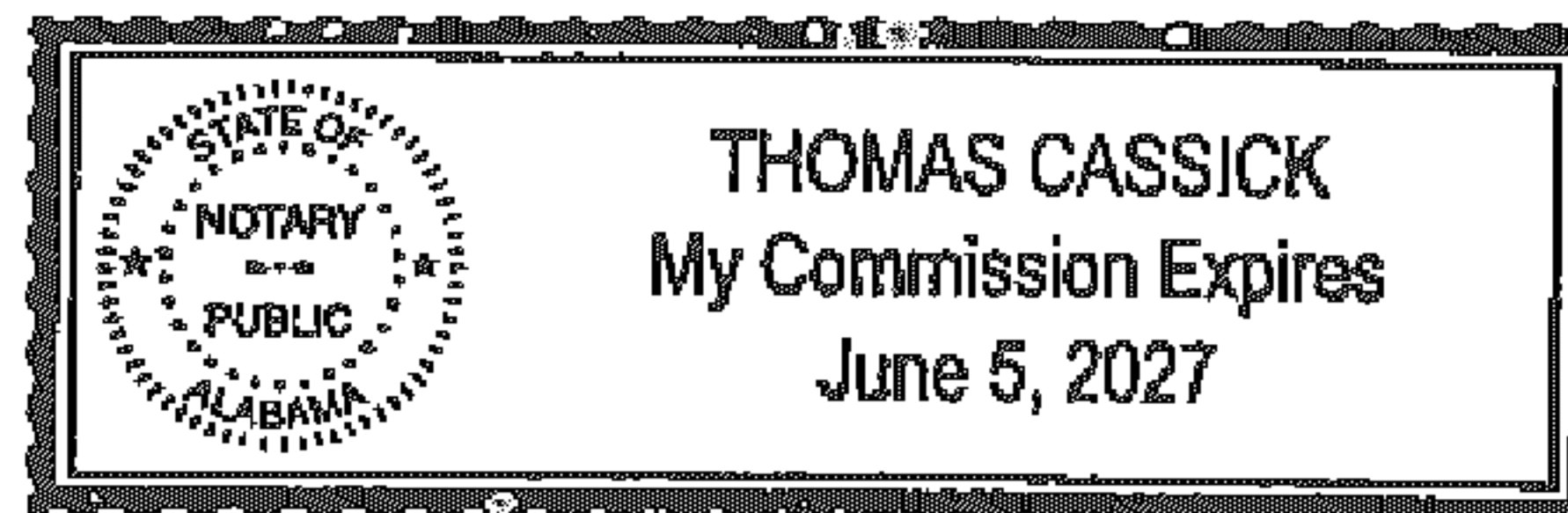
I, Thomas Cassick, a Notary Public in and for said county in said state, hereby certify that **Shaun Jourdan**, whose name are signed to the foregoing conveyance as **Member of JOCO Holdings, LLC, an Alabama Limited Liability Company**, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 6 day of February, 2024.

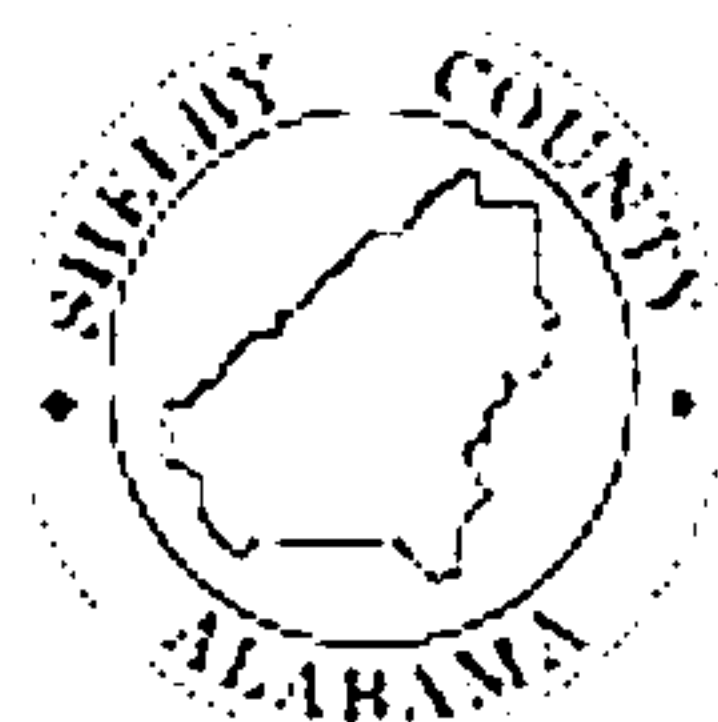
My Commission Expires: 6/5/2027

  
Notary Public

(S E A L)



This instrument was prepared by:  
Tom Cassick  
The Law Offices of Thomas F. Cassick, LLC  
2226 Williamsburg Drive  
Pelham, AL 35124  
File No. ATB4004



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/07/2024 12:42:44 PM  
\$29.00 BRITTANI  
20240207000030720

