

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
2020 Trammell Chase Drive
Hoover, AL 35244

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **SIXTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$67,500.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Ronald C. Harrison, and wife, Marcia L. Harrison**, (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 Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit A for legal description.

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


Property Address: **1340 8th Street Southwest, Alabaster, AL 35007**

\$140,000.00 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 **April 17, 2024**.


Ronald C. Harrison


Marcia L. Harrison

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Ronald C. Harrison and Marcia L. Harrison**, 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 **April 17, 2024**.


NOTARY PUBLIC

My Commission Expires: **02/21/28**

ALAN CROCKER KEITH
Notary Public, Alabama State at Large
My Commission Expires Feb. 21, 2028

EXHIBIT A

Lot 13, as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Re. Civil Engineer on October 5, 1965, and being more particularly described as follows: Begin at the intersection of the Northerly right of way line of Center Avenue and the Easterly right of way of Mill Street, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama, thence Northerly along said line of Mill Street for 57.00 feet; thence 90 degrees, 00 minutes right and run Easterly for 147.36 feet; thence 90 degrees, 00 minutes right and run Southerly for 44.50 feet to a point on the Northerly right of way line of Center Avenue; thence 85 degrees, 09 minutes, 15 seconds right and run Southwesterly along said right of way line of Center Avenue for 147.89 feet to the point of beginning.

Situated in Shelby County, Alabama.

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

Grantor's Name Ronald C. Harrison and Marcia L. Harrison
 Mailing Address 249 Norwick Forest Drive
Alabaster, AL 35007

Grantee's Name JRP Properties, LLC
 Mailing Address 2020 Trammell Chase Drive
Hoover, AL 35244

Property Address 1340 8th Street Southwest
Alabaster, AL 35007

Date of Sale April 17, 2024
 Total Purchase Price \$67,500.00
 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
☐ Sales Contract

☐ Appraisal
☐ Other: _____

☒ Closing Statement



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/18/2024 08:34:42 AM
 \$98.50 PAYGE
 20240418000112270

Alan C. Keith

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 4-17-2024 Print Alan C. Keith

☐ Unattested

(verified by)

Sign

Alan C. Keith

(Grantor/Grantee/ Owner/Agent) circle one