THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

		SEND TAX NOTICES TO:
		112 Stone Rd
		Pelhan Ac 35121
STATE OF ALABAMA)	
		KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)	

WHEREAS, in consideration of the sum of Forty-Two Thousand Five Hundred and 00/100 (\$42,500.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), JACCK PROPERTIES LLC, A LIMITED LIABILITY COMPANY, in hand paid by the GRANTEE(S), RUBEN HERNANDEZ and LUCILA ALVAREZ and JENNIFER HERNANDEZ, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lots 4 and 5 in Block 2, according to the W.J. Maxwell Survey of Alabaster, as recorded in Map Book 3, Page 71, in the Probate Office of Shelby County, Alabama, lying and being in the N ½ of the NE ¼ of Section 2, Township 21, Range 3W, Shelby County, Alabama.

Also Lots 11 in Block 1, as per W.J. Maxwell Survey of Alabaster. Lying in and being the North ½ of NE ¼ of Section 2, Township 21, Range 3 West, except 5 feet of East side of lot.

Also Lot 12, in Block 1, as per W.J. Maxwell Survey of Alabaster. The said lot fronting 50 feet on the South Side of Maxwell Street and running back South 100 feet. Section 2, Township 21, Range 3 West.

Prior Deed Reference: Instrument No. 20220207000055730.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

Building setback lines, easements, and restrictions as shown on the plat or survey W.J. Maxwell Survey of Alabaster recorded in Map Book 3 Page 71 in the Office of the Judge of Probate of Shelby County, Alabama.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 14th day of May, 2024.

JACCK PROPERTIES LLC

BY: KEVIN JONES, MANAGING MEMBER

STATE OF ALABAMA
)
COUNTY OF SHELBY
)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **KEVIN JONES**, **MANAGING MEMBER OF JACCK PROPERTIES LLC** 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of May, 2024.

NOTARY PUBLIC

My Commission Expires: _

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Address of Grantee: 112 Stone 17001d

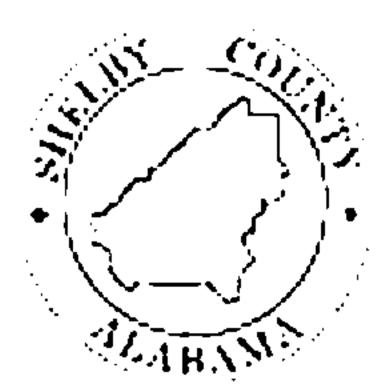
Address of Grantor:

351-Huy 439

William IIK. 191 35156

Property Address: 221 2nd Avenue SW Alabaster, AL 35007

Real Value: \$42,500.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/15/2024 02:55:25 PM
\$71.50 CHARITY
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