



20240521000149850 1/3 \$185.00  
Shelby Cnty Judge of Probate, AL  
05/21/2024 09:24:50 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236  
(205) 987-2211

PLEASE SEND TAX NOTICE TO:  
THE INTERNATIONAL J.A.D.E. GROUP, INC.  
9170 HIGHWAY 25  
CALERA, ALABAMA 35040

## WARRANTY DEED

### STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED FIFTY SEVEN THOUSAND AND NO/100 DOLLARS (\$157,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I/we, TODD E. HIBBLER, an unmarried man, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto THE INTERNATIONAL J.A.D.E. GROUP, INC., (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 4, Block 2, Oak Mountain Estates, as recorded in Map Book 5, Page 57, in the Office of the Judge of Probate of Shelby County, Alabama.

#### SUBJECT TO:

1. Taxes for the year 2024, which are a lien but not yet due and payable until October 1, 2024.
2. Restrictions, covenants and conditions as set out in Map Book 5 page 57 in Probate Office.
3. A 30 foot building setback line from Creekview Drive as recorded in Map Book 5 Page 57 in the Probate Office.
4. A 7.5 foot easement along the westerly and southerly sides of lot as shown on recorded Map Book 5 Page 57 in the Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13TH day of MARCH, 2024.

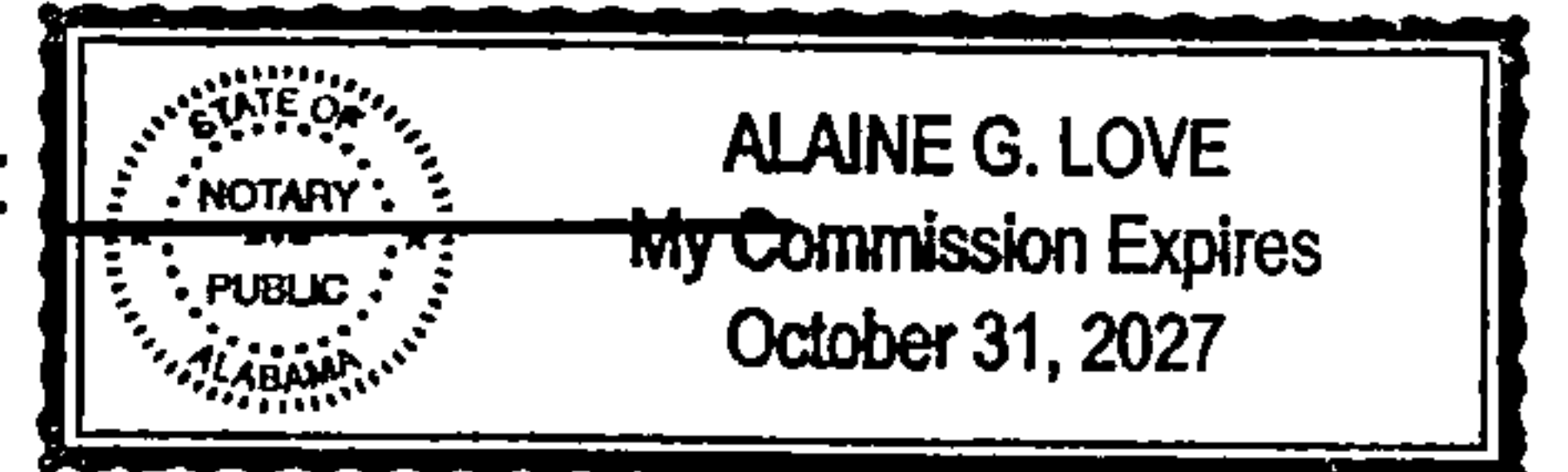
  
TODD E. HIBBLER (L.S.)

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TODD E. HIBBLER, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13TH day of MARCH, 2024.

  
Notary Public  
My Commission Expires:





20240521000149850 3/3 \$185.00  
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Grantor's Name:  
TODD E. HIBBLER  
Mailing Address:  
118 CEDAR BEND DRIVE  
HELENA, ALABAMA 35080

Grantee's name:  
THE INTERNATIONAL J.A.D.E. GROUP, INC.  
Mailing Address:  
9170 HIGHWAY 25  
CALERA, ALABAMA 35040

Property Address:  
505 Creekview Drive  
Pelham, AL 35124

Date of Sale: MARCH 13TH, 2024  
Total Purchase Price: \$157,000.00

or  
Actual Value  
or  
Assessor's Market Value

Bill of Sale  
 Sales Contract  
 Closing Statement

Front of Foreclosure Deed  
 Appraisal  
 Other AGREED UPON PRICE