

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-24-29869

Send Tax Notice To: JL Investment Holdings LLC

4998 Hwy 20
Calera AL 35010

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Ten Thousand Dollars and No Cents (\$110,000.00)**, 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 whereof is acknowledged, I or we, **Brian Paschal**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JL Investment Holdings LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or spouse.

\$110,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 29th day of May, 2024.

Brian Paschal
Brian Paschal

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Brian Paschal, whose name(s) 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of May, 2024.

April Clark
Notary Public, State of Alabama

My Commission Expires: 9-1-2024

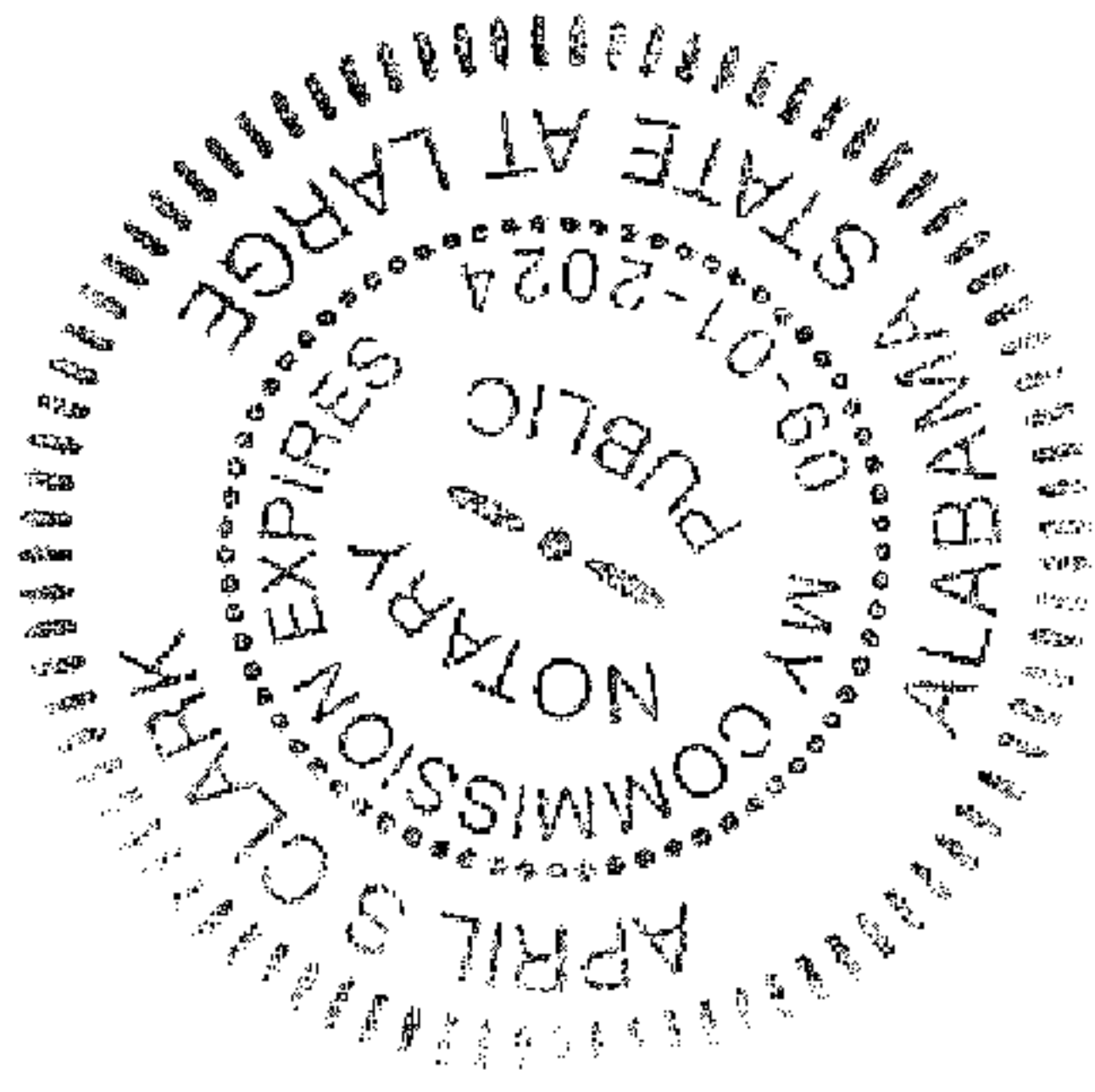


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Block 173 of J.H. Dunstan's Survey of the town of Calera, Shelby County, Alabama, and being more particularly described as follows:
Commence at the intersection of the Easterly right of way of the Louisville and Nashville Railroad and the Northwestern right of way of the Southern Railroad in the Town of Calera, Alabama, and run North 00 degrees 04 minutes 26 seconds East a distance of 225.58 feet along said right of way to a point; thence run North 56 degrees 00 minutes 00 seconds East a distance of 222.81; to a point on the West right of way of 9th Street; thence run North 85 degrees 58 minutes 06 seconds East a distance of 81.97 feet to the point of beginning, said point being on the East right of way of 9th Street; thence run North 56 degrees 08 minutes 28 seconds East, 136.96 feet to a point; thence run North 12 degrees 10 minutes 11 seconds West 58.80 feet to a point; thence North 57 degrees 34 minutes 08 seconds West a distance of 184.97 feet; thence run South 19 degrees 48 minutes 21 seconds East a distance of 144.81 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/29/2024 12:48:44 PM
 \$29.00 PAYGE
 20240529000159080

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Brian Paschal</u>	Grantee's Name	<u>JL Investment Holdings LLC</u>
Mailing Address	<u>1734 Cordo St</u> <u>Jemison AL 35085</u>	Mailing Address	<u>4998 Hwy 20</u> <u>Calera AL 35040</u>
Property Address	<u>1041 10th St.</u> <u>Calera, AL 35040</u>	Date of Sale	
		Total Purchase Price	<u>\$110,000.00</u>
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

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 of 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 May 29, 2024

Print Brian Paschal

Unattested

Sign *Brian Paschal*
(Grantor/Grantee/Owner/Agent) circle one

(verified by)