

**SEND TAX NOTICE TO:**  
JD Realty Holdings, LLC  
2961 Riverwood Terrace  
Birmingham, AL 35242

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

## **WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **ONE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$125,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Elizabeth Ashley Ponder, an unmarried woman**, whose address is 605 King Valley Circle, Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **JD Realty Holdings, LLC**, whose address is 1751-D Valley Ave Homewood, AL 35209, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **JD Realty Holdings, LLC, a Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is **2961 Riverwood Terrace, Birmingham, AL 35242 to-wit:**

**LOT E, BLOCK 18, ACCORDING TO THE AMENDED MAP OF RIVERWOOD  
FOURTH SECTOR, AS RECORDED IN BOOK 8, PAGE 136, IN THE PROBATE  
OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 21st day of June, 2024.

Elizabeth Ashley Ponder

**Elizabeth Ashley Ponder**

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Elizabeth Ashley Ponder whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June, 2024.

[Signature]

Notary Public

My Commission Expires: 3/5/25



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/01/2024 03:15:15 PM  
\$150.00 BRITTANI  
20240701000198080

Brittani S. Bayl