

SEND TAX NOTICE TO:
J & J Capital Investors, LLC
776 Heatherwood Drive
Birmingham, AL 35244

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 THIRTY FIVE THOUSAND AND 00/100 (\$135,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kyle C. Roland, a married man, and Tiffany Amanda Smith, a married woman**, whose address is 6841 East Via Arroyo Largo, Tucson, AZ 85756 (hereinafter "Grantor", whether one or more), by **J & J Capital Investors, LLC**, whose address is 776 Heatherwood Drive, Birmingham, AL 35244 (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 **J & J Capital Investors, LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is **814 King Street, Helena, AL 35080 to-wit:**

Lot No. 19, Block 2, according to the Map of Mullins Addition to the Town of Helena, Alabama, more fully described as follows: Beginning at the SE Corner of said Lot No. 19 and run North 100 feet; Thence West 201 feet; Thence Southwest 122 feet; Thence East 276 feet to the SE Corner of Lot No. 19 and the Point of Beginning. As recorded in Map Book, 3, Page 56.

The subject property being conveyed herein does not constitute the homestead of the Grantors, Kyle C. Roland and Tiffany Amanda Smith, nor the homestead of their respective spouses.

Tiffany Amanda Smith is one and the same person as Tiffany Amanda Roland Smith.

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 \$108,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's successors 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 successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 14th day of August, 2024.



Kyle C. Roland

STATE OF ARIZONA

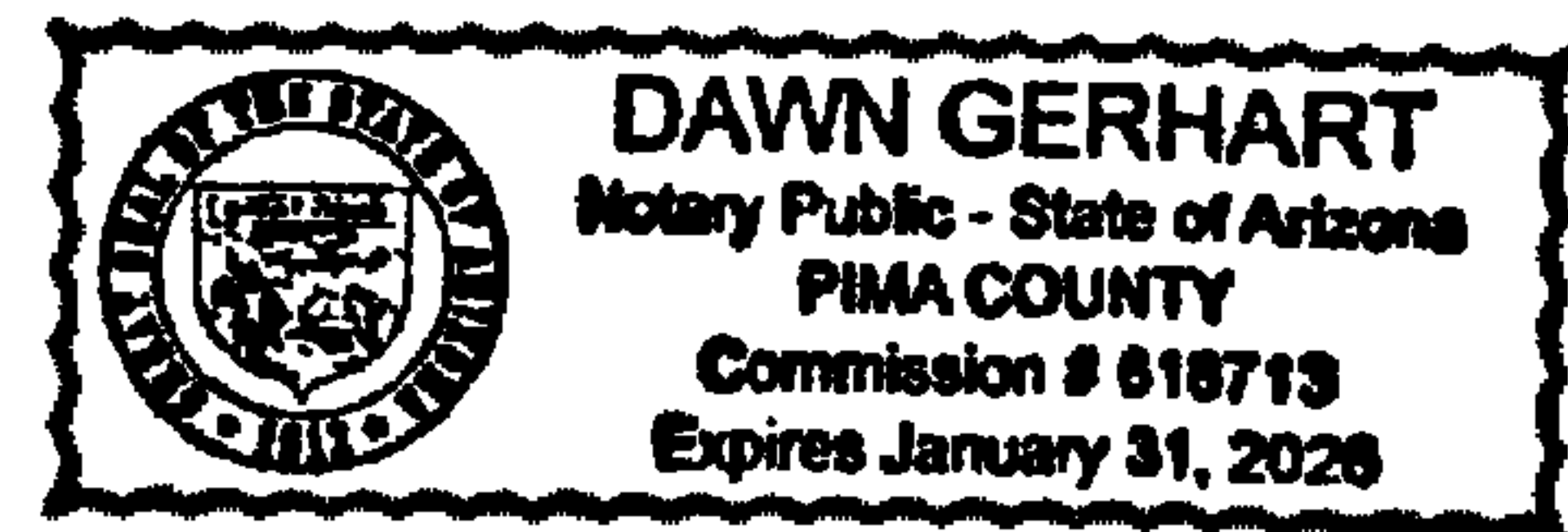
COUNTY OF Pima

I, the undersigned Notary Public in and for said County and State, hereby certify that **Kyle C. Roland**, 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 executed the same voluntarily on the day the same bears date.

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



Notary Public
Print Name: Dawn Gerhart
My Commission Expires: January 31, 2026



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 14 day of August, 2024.



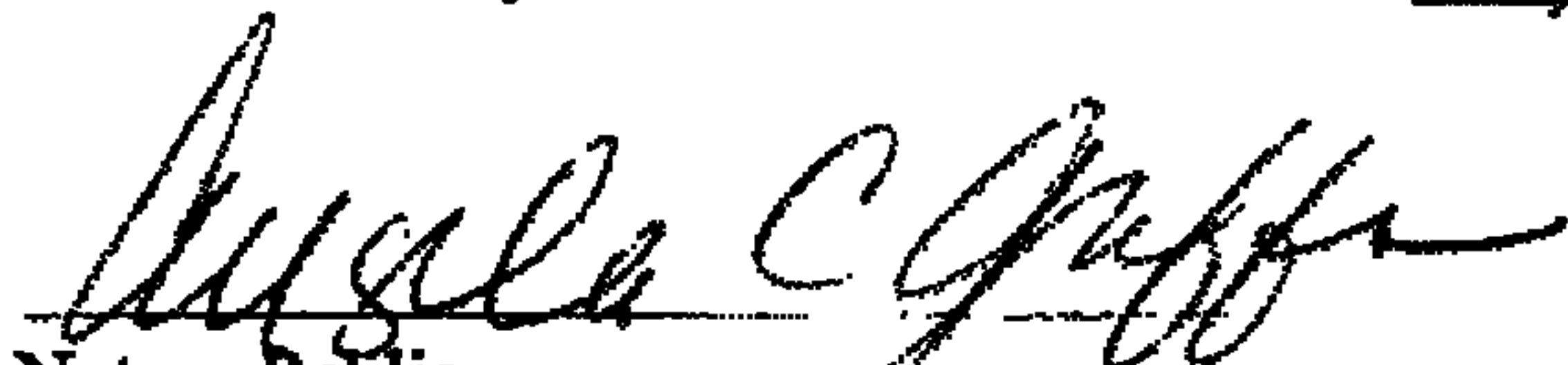
Tiffany Amanda Smith

STATE OF ALABAMA

COUNTY OF Morgan

I, the undersigned Notary Public in and for said County and State, hereby certify that **Tiffany Amanda Smith** 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, she executed the same voluntarily on the day the same bears date.

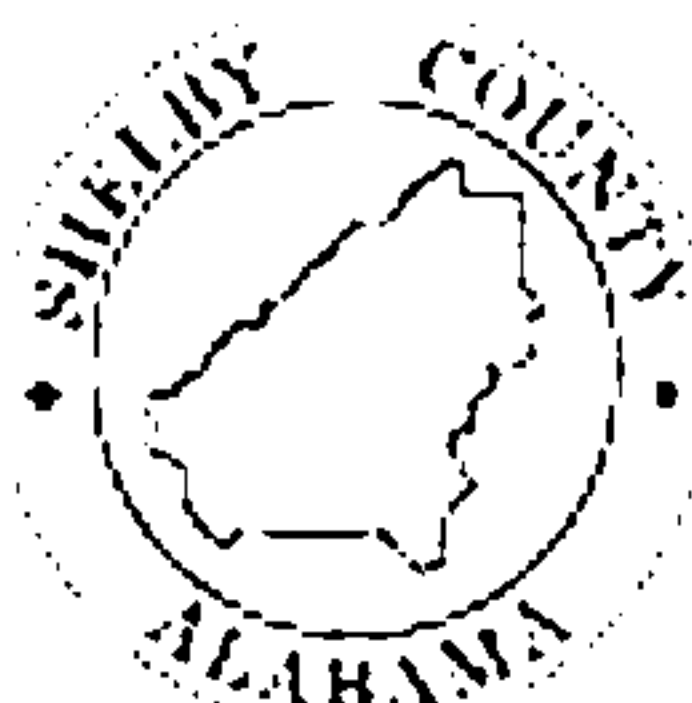
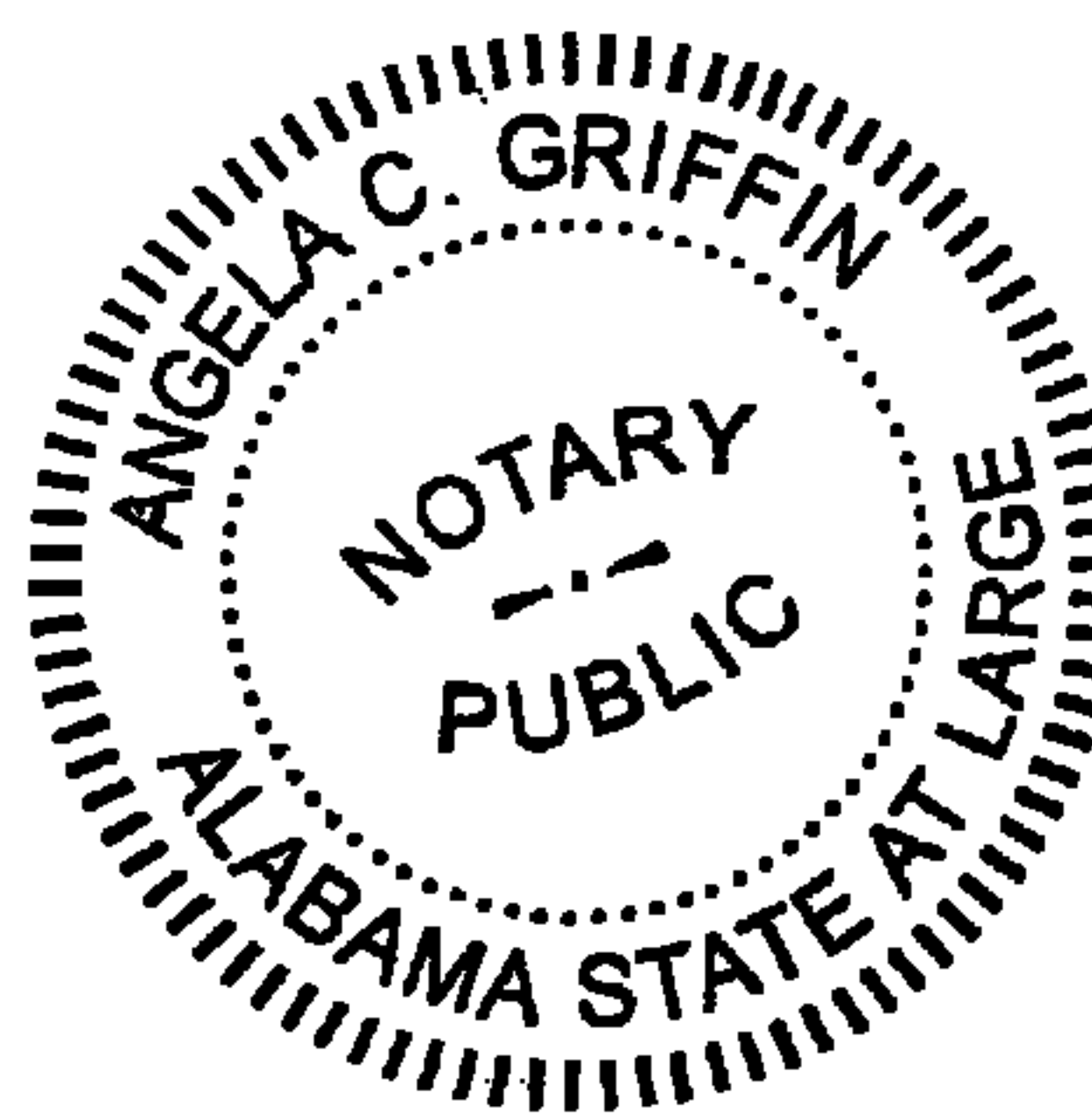
Given under my hand and official seal this 14 day of August, 2024.



Notary Public

Print Name: Angela C Griffin

My Commission Expires: 2-2-2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2024 08:20:30 AM
\$56.00 JOANN
20240819000256990

