

THIS INSTRUMENT PREPARED BY:
Morgan Means
Hero Title Company
610 Preserve Parkway, Ste. 10
Hoover, AL 35226

SEND TAX NOTICE TO:
Jeremy Drew Taylor and Kimberly Taylor
176 New Hope Mountain Road
Pelham, AL 35124

State of Alabama

**GENERAL WARRANTY DEED
JOINT RIGHTS OF SURVIVORSHIP**

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE MILLION TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS (\$1,265,000.00)**, and other good and valuable consideration in hand paid to J.S.P1, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, by the Jeremy Drew Taylor and Kimberly Taylor, as joint tenants with right of survivorship (hereinafter referred to as "Grantees"), hereby grant, bargain, sell and convey unto Grantees, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1/2" REBAR IN CONCRETE BEING LOCALLY ACCEPTED AS THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15 AND RUN S 00°01'16" E FOR A DISTANCE OF 1145.62' TO A FOUND 1" CRIMP AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S 00°38'05" W FOR A DISTANCE OF 28.61' TO A FOUND 1" CRIMP; THENCE RUN S 42°09'36" E FOR A DISTANCE OF 151.87' TO A FOUND 5/8" REBAR; THENCE RUN N 69°40'26" E FOR A DISTANCE OF 281.33' TO A FOUND 1/2" REBAR ON THE SOUTHWESTERLY RIGHT OF WAY OF NEW HOPE MOUNTAIN ROAD (60' R.O.W.), POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 350.35', A DELTA ANGLE OF 22°15'51", A CHORD BEARING OF N 27°09'21" W, AND A CHORD LENGTH OF 135.29"; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 136.14' TO A SET 1/2" CAPPED REBAR STAMPED "PLS#37248 CA1084LS"; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY, RUN S 75°47'19" W FOR A DISTANCE OF 313.28' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1.04 ACRES, MORE OR LESS.

Property Address: 176 New Hope Mountain Road, Pelham, AL 35124

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in

connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

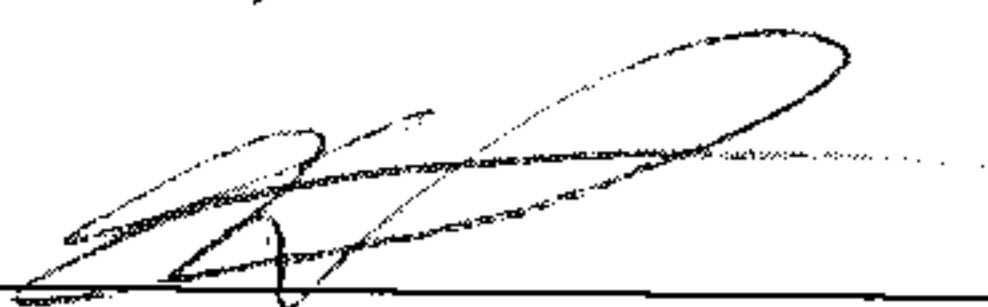
\$1,012,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto said Grantees, during their concurrent lives, and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of said survivor, in fee simple, forever, together with every contingent remainder and right of reversion.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantees, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenant and warrant to and with said Grantees, Grantees' heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantor is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor hereby warrant and will forever defend the title to said real property, unto said Grantees, and Grantees' heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor set its hand and seal on this, the **25th day of September, 2024**

J.S.P1, LLC, an Alabama Limited Liability Company

By: 
Sharon Dicker, Managing Member

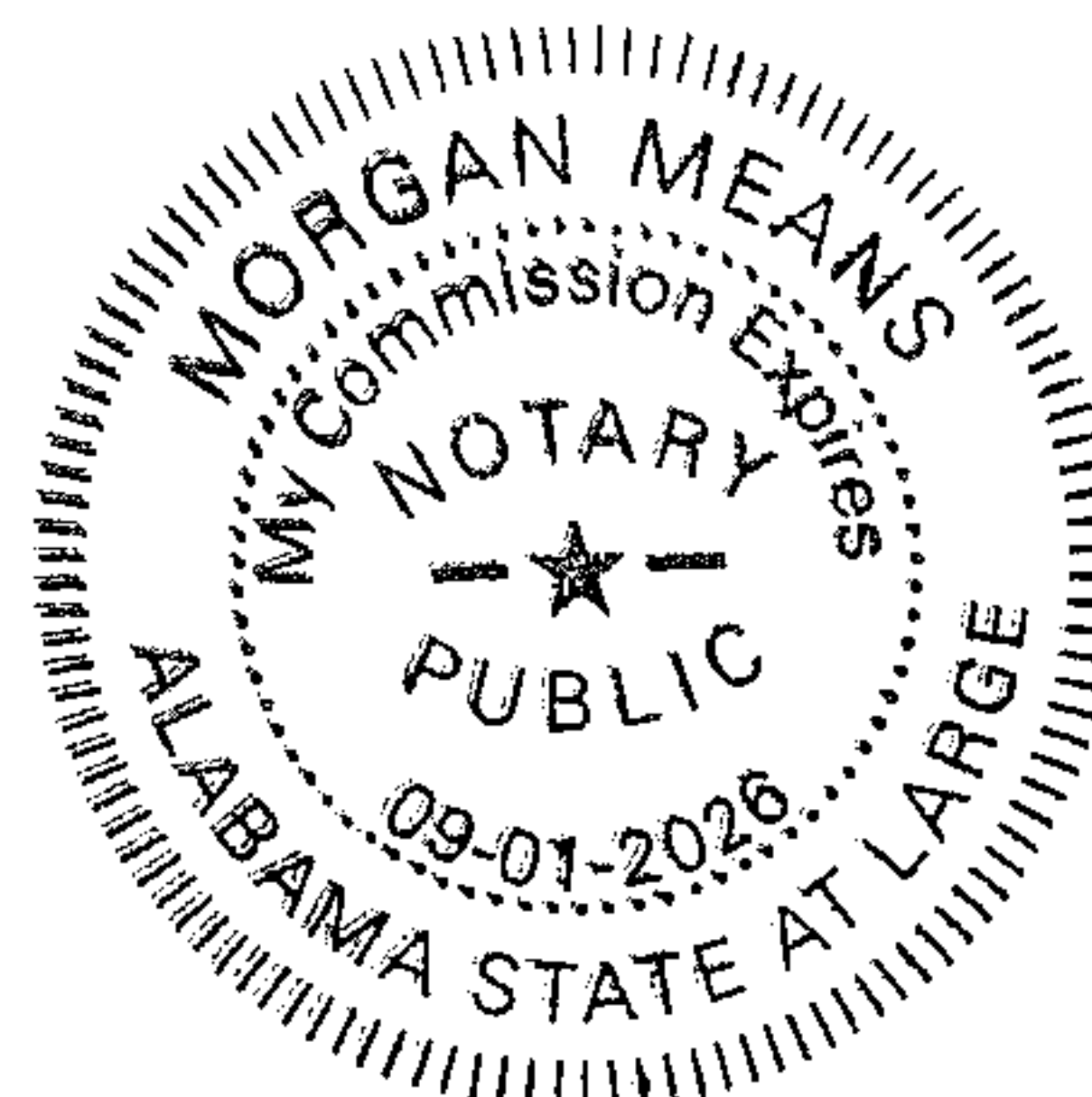
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Morgan Means, a Notary Public, in and for said County in said State, hereby certify that Sharon Dicker, Managing Member of J.S.P1, LLC whose name as Managing Member of J.S.P1, LLC, a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 25th day of September, 2024.


Notary Public

My Commission Expires: 09-01-2026



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name J.S.P1, LLC
 Mailing Address 108 East Stonehaven Circle
Pelham, AL 35124

Grantee's Name Jeremy Drew Taylor and Kimberly Taylor
 Mailing Address 176 New Hope Mountain Rd.
Pelham, AL 35124

Property Address 176 New Hope Mountain Road
Pelham, AL 35124

Date of Sale 9/25/2024
 Total Purchase Price \$1,265,000.00

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 or 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 9/25/24

☐ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/26/2024 03:36:52 PM
 \$281.00 CHARITY
 20240926000299840

Alvin S. Boyd