

THIS INSTRUMENT PREPARED BY:  
Alan C. Keith  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
**Timothy Price Jones Jr.**  
1340 8<sup>th</sup> St. SW  
Alabaster, AL 35007

STATE OF ALABAMA

**GENERAL WARRANTY DEED**

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED TWENTY THREE THOUSAND AND 00/100 (\$223,000.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **JRP Properties LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Timothy Price Jones Jr.** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 13, as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Re. Civil Engineer on October 5, 1965, and being more particularly described as follows: Begin at the intersection of the Northerly right of way line of Center Avenue and the Easterly right of way of Mill Street, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama, thence Northerly along said line of Mill Street for 57.00 feet; thence 90 degrees, 00 minutes right and run Easterly for 147.36 feet; thence 90 degrees, 00 minutes right and run Southerly for 44.50 feet to a point on the Northerly right of way line of Center Avenue; thence 85 degrees, 09 minutes, 15 seconds right and run Southwesterly along said right of way line of Center Avenue for 147.89 feet to the point of beginning. Situated in Shelby County, Alabama. JRP Properties LLC is one and the same entity as JRP Properties, LLC.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **1340 8th St SW Alabaster, AL 35007**

**\$178,400.00** of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real

Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **30th day of September, 2024.**

**JRP Properties LLC**

  
**By: John Robert Preston**  
**Its Managing Member**

STATE OF ALABAMA     )  
   :  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that **John Robert Preston** whose name as **Managing Member** of **JRP Properties LLC**, 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 Instrument, he as such Officer and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **30th day of September, 2024.**

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: **02/21/28**

ALAN CROCKER KEITH  
Notary Public, Alabama State at Large  
My Commission Expires February 21, 2028

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

Grantor's Name	JRP Properties LLC	Grantee's Name	Timothy Price Jones, Jr.
Mailing Address	2020 Trammell Chase Drive	Mailing Address	1340 8th St SW
	Hoover, AL 35244		Alabaster, AL 35007
Property Address	1340 8th St SW	Date of Sale	09/30/2024
	Alabaster, AL 35007	Total Purchase Price	\$223,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> 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 09/30/2024

Print Alan C. Keith

☐ Unattested

Sign Alan C. Keith

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/01/2024 09:37:34 AM**  
**\$73.00 JOANN**  
**20241001000305900**

*Alan S. Boyd*

**Form RT-1**