

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
J & R Properties, LLC
2033 Drake Mallard Dr. West
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$155,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **7900 Calera, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **J & R Properties, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A".

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

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, 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 hereinabove 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 and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

PRP

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this, the 16 day of January, 2025.



7900 Calera, LLC

By: Parth Patel

Its: Member

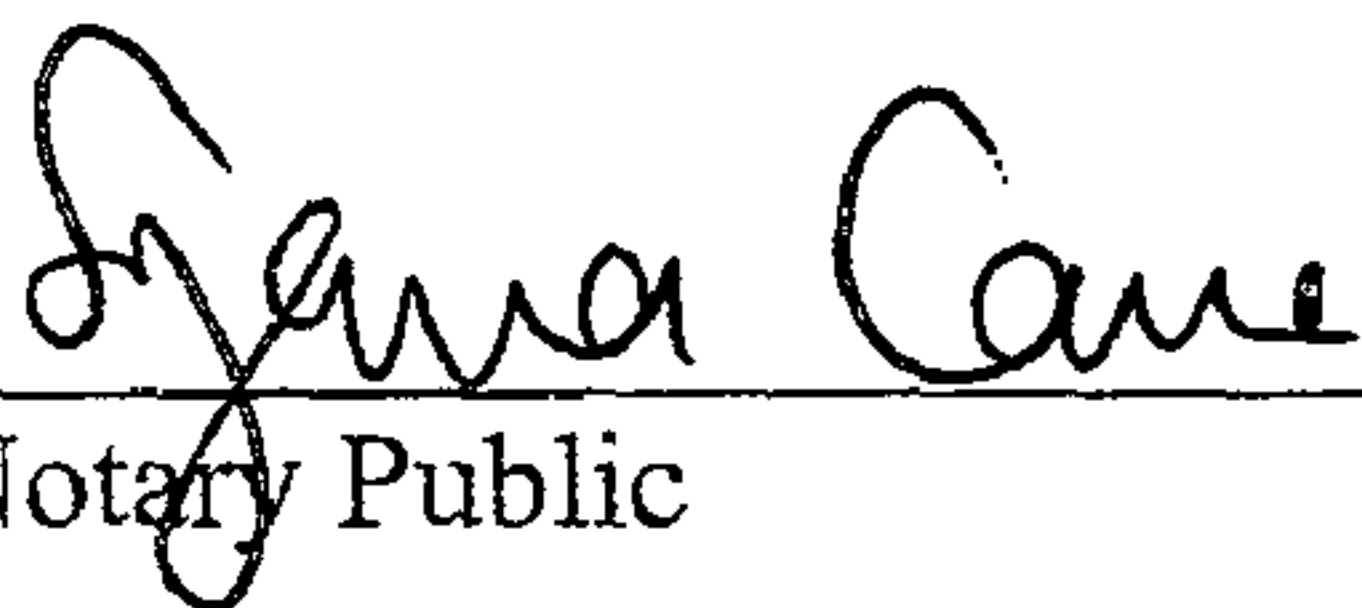
STATE OF Alabama
Elmore COUNTY

}

SS:

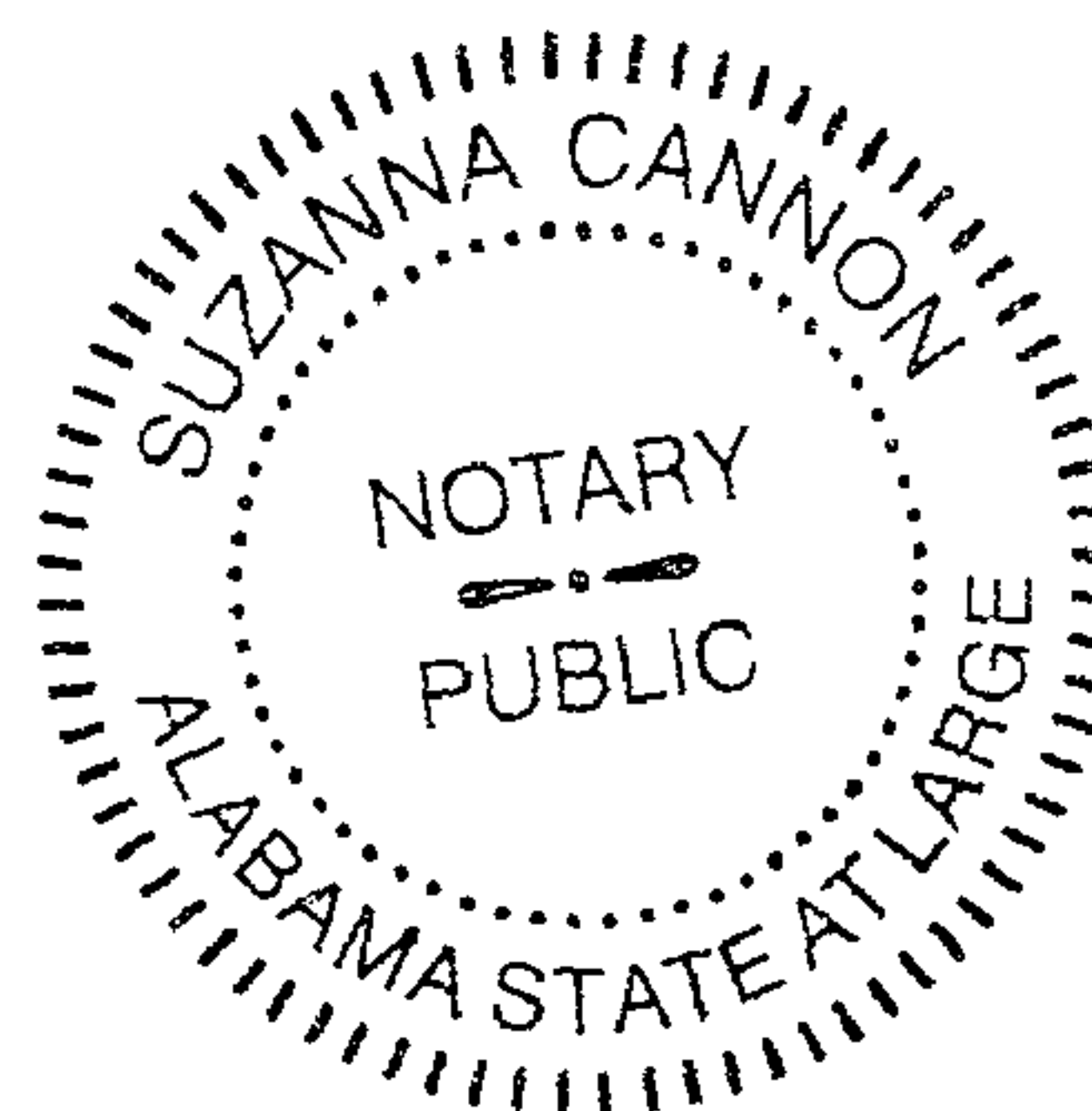
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Parth Patel whose name as Member of **7900 Calera, LLC**, a(n) Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this, the 16 day of January, 2025.



Notary Public

My Commission Expires: 4.19.2026



PRP

EXHIBIT A
Property Description

PARCEL 1:

Lots 4 and 5 Block 45, according to J. H. Dunstan's Map of the town of Calera, Alabama, being more particularly described as follows: Begin at the southeast corner of Lot 4, Block 45, Dunstan's Survey of Calera on the West line of the Montgomery-Birmingham Highway: run thence in a northerly direction along the West line of said highway 56 feet; thence in a westerly direction perpendicular to said highway 150 feet; thence in a southerly direction parallel with said highway 56 feet; thence in an easterly direction 150 feet to the point of beginning.

ALSO, a tract of land described as: Beginning at the southeast corner of Lot 4, Block 45 Dunstan's Survey of Calera, Alabama, on the West line of the Montgomery-Birmingham Highway; run thence in a northerly direction along the West line of said highway 56 feet to the point of beginning, being the northeast corner of the above described parcel; thence continue in a northerly direction along the West line of the Montgomery-Birmingham Highway 16 feet to the South line of a tract of land known as J. A. Henson lot; thence in a westerly direction perpendicular to said highway 150 feet; thence in a southerly direction parallel with said highway 16 feet; thence in an easterly direction 150 feet to the point of beginning.

PARCEL 2:

A certain tract of land In the Town of Calera, Alabama, more particularly described as follows:

Beginning 100 feet South of the Northeast corner of Block 45, Dunstan's survey of Calera, Alabama; thence South parallel with the Montgomery-Birmingham Highway 50 feet; thence West 150 feet perpendicular to said highway; thence North 50 feet parallel with the said highway; thence East 150 feet perpendicular to the said highway to the point of beginning. Situated in Shelby County, Alabama.

The above described property being also legally described as Lot 6A according to the Resurvey of Lots 4, 5, and 6 Block 45 of Dunstan's Survey of Calera as recorded in Map Book 60 Page 96 in the Probate Office of Shelby County, Alabama.

PRP

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

File#: E-7405

Grantor's Name 7900 Calera, LLC
Mailing Address 7017 Wynlakes Boulevard
Montgomery, AL 36117Grantee's Name J & R Properties, LLC
Mailing Address 2033 Drake Mallard Dr. West
Alabaster, AL 35007Property Address 7920 & 7932 Highway 31
Calera, AL 35040Date of Sale January 17, 2025
Total Purchase Price \$155,000.00
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 StatementIf 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 January 17, 2025

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/21/2025 03:40:38 PM
\$81.00 PAYGE
20250121000020440

Allen S. Byrd

Form RT-1