

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:  
**JRP Properties, LLC**  
2020 Trammell Chase Drive  
Hoover, AL 35244

STATE OF ALABAMA

**GENERAL WARRANTY DEED**

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED FIFTY THOUSAND AND 00/100 (\$150,000.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Marvin C. McDowell**, unmarried by his Attorney-in-Fact, **Natasha McDowell Iszard** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **JRP Properties, LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 569, according to the Survey of Weatherly Aberden Sector 18, as recorded in Map Book 21, Page 148, in the Probate Office of Shelby County, Alabama.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. **Marvin C. McDowell is the surviving grantee of that deed recorded in Inst. No. 1998-44183, the other grantee, Lillie T. McDowell having died on or about February 10, 2025.**

Property Address: **641 Treymoor Lake Circle, Alabaster, AL 35007**

**\$183,500.00** 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, its successors and assigns forever.

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

IN WITNESS WHEREOF, said GRANTORS have hereunto set his/her hand and seal this **5th day of March, 2025.**

*Marvin C McDowell by his Attorney-in-Fact, Natasha McDowell Iszard*  
**Marvin C. McDowell, by his Attorney-in-Fact, Natasha McDowell Iszard**

**STATE OF ALABAMA     )  
JEFFERSON COUNTY    )**

**I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Natasha McDowell Iszard, whose name as Attorney-in-Fact for Marven C. McDowell, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.**

**Given under my hand and office seal this the 5 day of March, 2025.**



**Notary Public**

**My commission expires: 02/21/28**

<b>ALAN CROCKER KEITH</b> Notary Public, Alabama State at Large My Commission Expires Feb. 21, 2028
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**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Marvin C. McDowell  
 Mailing Address 410 Apple Tree Way  
Buford, GA 30518

Grantee's Name JRP Properties, LLC  
 Mailing Address 2020 Trammell Chase Drive  
Hoover, AL 35244

Property Address 641 Treymoor Lake Circle  
Alabaster, AL 35007

Date of Sale March 5, 2025  
 Total Purchase Price \$150,000.00

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  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other \_\_\_\_\_

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 March 5, 2025

Print Alan C. Keith

☐ Unattested

Sign

Alan C. Keith  
 (Grantor/Grantee/Owner/Agent circle one)

(verified by)



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/06/2025 08:22:44 AM**  
**\$178.00 JOANN**  
**20250306000066270**

*Alan C. Keith*

**Form RT-1**