

This instrument prepared without title search or survey by:
Alexander V. Davies III, Esq.
Stanley & Associates, LLC
201 20th Street South
Irondale, AL 35210

Please send tax notice to:
Molly Felix
2440 Reserve Trail
Birmingham, AL 35243

STATE OF ALABAMA)
)
SHELBY COUNTY)

DEED IN LIEU OF FORECLOSURE

WHEREAS, the undersigned **JS KILLEEN, LLC** (Grantor) are the owners and record title holders of all that real property situated in Shelby County, Alabama, and more particularly described as follows, to wit:

Lot 143, according to the Survey of Polo Crossings, Sector I, as recorded in Map Book 39, Page 41, in the Probate Office of Shelby County, Alabama.

Shelby Parcel ID: 09 7 26 1 002 046.000

Commonly known as: 305 Polo Court, Chelsea, AL 35043

WHEREAS, Grantors have heretofore executed and delivered to **MOLLY FELIX**, the Grantee, that certain mortgage recorded in Instrument number 20240221000044940 in the Office of the Judge of Probate of Shelby County, Alabama (mortgage), conveying the Property as security for the indebtedness recited therein; and

WHEREAS, Grantors have requested that they be permitted to, and have agreed to, convey the Property to Grantee in consideration of a credit by Grantee to Grantors from and against the indebtedness secured by the Mortgage; and

WHEREAS, the Grantors and Grantee have mutually agreed upon the amount of the credit as being the remaining balance of the mortgage together with any and all late penalties, fees, or any other thing of value which is owed to the Grantee under the terms of the promissory note and mortgage, and

WHEREAS, the Grantee, by acceptance of this Deed, shall in consideration thereof, credit the agreed amount of the indebtedness secured by the mortgage.

NOW, THEREFORE, in consideration of the premises and of the sum of ten dollars (\$10.00) cash in hand paid to the Grantors by the Grantee, the receipt of which the Grantors hereby acknowledge, and the aforesaid agreement of the Grantee to credit the agreed amount of the indebtedness secured by the Mortgage, the Grantor **JS KILLEEN, LLC** does hereby grant, bargain, sell, and convey unto **MOLLY FELIX (Grantee)** all of that certain real property, located and situated in Shelby County, Alabama, being more particularly described above, together with any and all rights of redemption, statutory or equitable, of the Grantor with respect thereto. Grantors expressly make this conveyance without reservation or retention of any rights of redemption, statutory or equitable.

By acceptance of this deed in lieu of foreclosure, the Grantee acknowledges full and complete satisfaction of the indebtedness. The Grantee further acknowledges that the execution and delivery of this deed in lieu of foreclosure, the Grantee's sole and exclusive recourse for any and all amounts due or obligations arising under the promissory note, mortgage, or any related agreements. The Grantee hereby releases and forever discharges **JS Killeen, LLC** its members, managers, successors, and assigns from and all further liability, claims, or demands of any kind whatsoever arising out of or relating to said indebtedness or the property.

Both parties acknowledge that this conveyance is made voluntarily, without coercion, duress, or undue influence of any kind, and that each has had the opportunity to consult with independent legal counsel prior to execution.

The Grantee acknowledges and accepts the Property in its present, as-is condition, and subject to all existing liens, encumbrances, easements, taxes, assessments, and restrictions of record. The Grantee further agrees to assume and be solely responsible for any and all outstanding property taxes, homeowners' association dues, assessments, liens, judgments, or other obligations of any kind affecting the Property. The Grantor has surrendered possession of the Property as of the date hereof, and the Grantee accepts such possession as-is.

Each party shall be solely responsible for its own tax reporting and liabilities arising from this transaction.

TO HAVE AND TO HOLD to Molly Felix, her heirs and assigns, in fee simple forever.

The undersigned Grantors covenant with the Grantee that they are the owners of the property and have a good right to sell and convey the same; that the Grantors will forever warrant and defend its title to the Property to the Grantee, its successors and assigns, forever. All covenants and agreements made herein shall bind the Grantors and their heirs and assigns.

It is understood and agreed that the lien and title of the Mortgage shall not be merged in the title hereby conveyed, and that if for any reason this conveyance shall be held ineffective in any particular, or in the event of the setting aside of this conveyance in any proceeding instituted under any bankruptcy or other law, or in the event the survival of the lien and title of the Mortgage is necessary or appropriate to protect the interest and complete title of Grantee, the Grantee shall by subrogated to, or shall be considered to have retained, all of its lien, title, and rights under the Mortgage and the indebtedness secured thereby, and in any such event the Grantee shall have the right to proceed to a foreclosure of the Mortgage as determined by Grantee in all respects as if this instrument had not been executed.

IN WITNESS WHEREOF, the undersigned Grantors have executed this instrument and set their hand and seal hereunto, all on this 21 day of Nov, 2025.

JS KILLEEN, LLC

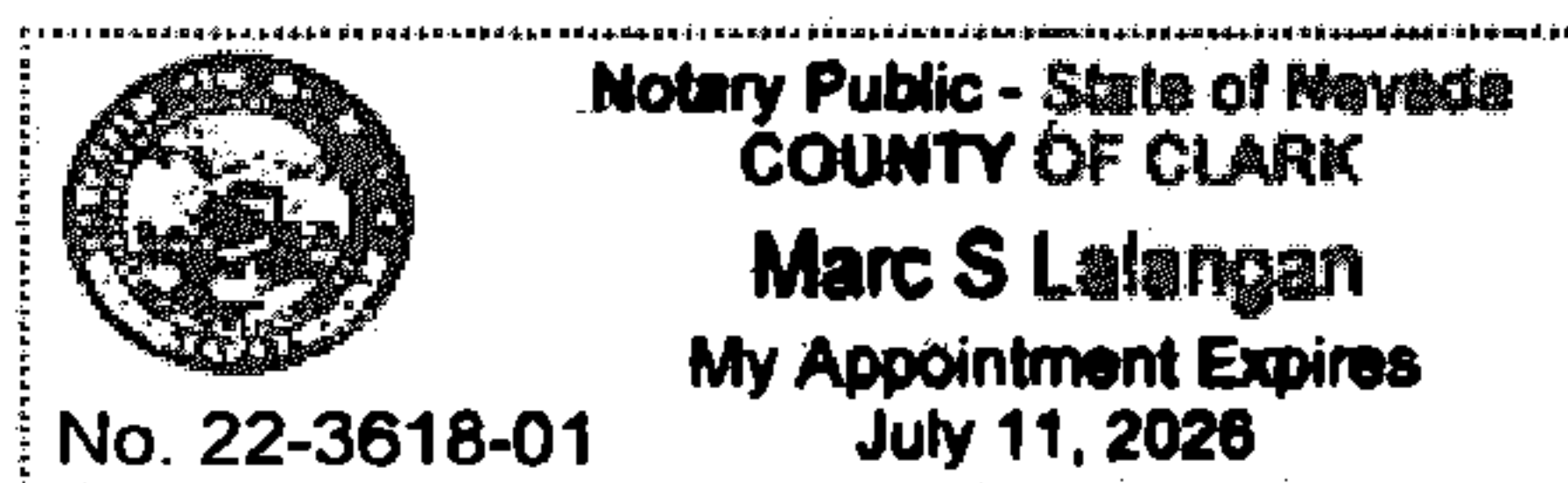


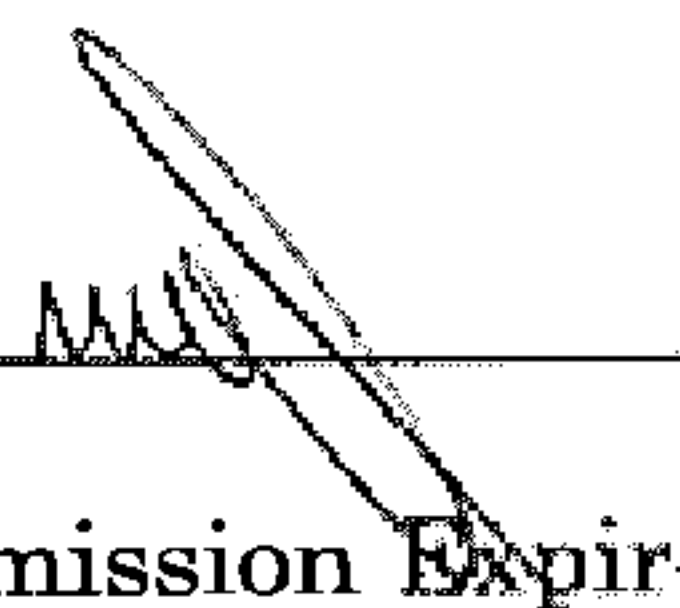
By: Brian Willie
Its: Managing Member
Grantor

STATE OF NV)
)
Clark COUNTY)

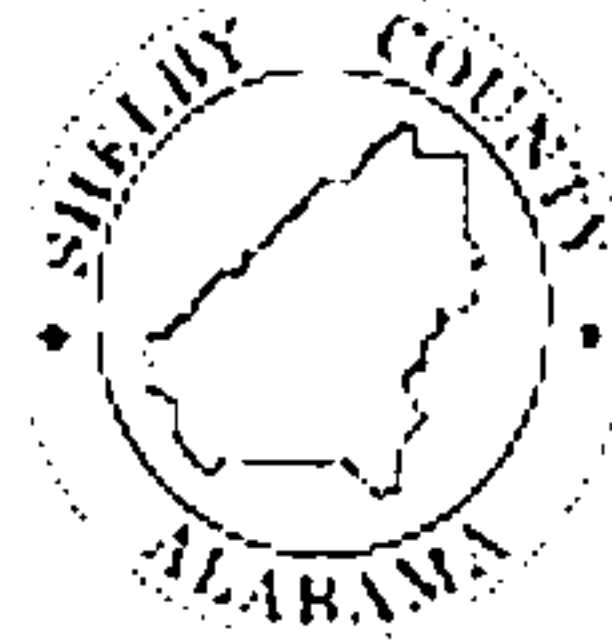
I, Marc Lalangan, a Notary Public, in and for said County in said State, hereby certify that **BRIAN WILLIE**, whose name as manager of JS KILLEEN, L.L.C., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or 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 21 day of Nov, 2025.





Notary Public
My Commission Expires: 7/11/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/24/2025 01:57:23 PM
\$29.00 PAYGE
20251124000360830

Alicia S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name JS Killeen, LLC
Mailing Address 1309 Coffeen Ave
Suite 1200
Sherida, WY 82801

Grantee's Name Molly Felix
Mailing Address 2440 Reserve Trail
Birmingham, AL 35243

Property Address 305 Polo Court
Chelsea, AL 350432

Date of Sale 11/21/25
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 47,560.00

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 tax exempt 40-18-86(d)(2)

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 11/24/25

Print Amanda Passmore

Unattested _____
(verified by)

Sign *Amanda Passmore*
(Grantor/Grantee/Owner/Agent) circle one