

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

20251208000375430
12/08/2025 02:27:57 PM
DEEDS 1/2

WARRANTY DEED

SEND TAX NOTICES TO:

313 Oakwell Cir
Calera, AL 35040

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of THREE HUNDRED EIGHT THOUSAND AND 00/100 (308,000.00) and other valuable considerations to the undersigned GRANTOR(S), **MJ2 Enterprises, LLC**, in hand paid by the GRANTEE(S), **Kiara Williams and Johnnie Williams**, as joint tenants with right of survivorship, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby, Alabama, to wit:

Lot 12, according to the Survey of Camden Cove West, Sector Three, Phase I, as recorded in Map Book 35, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20250522000157540.

NOTE: \$302,421.00 of the purchase price was obtained by a Purchase Money Mortgage.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 14th day of November, 2025.

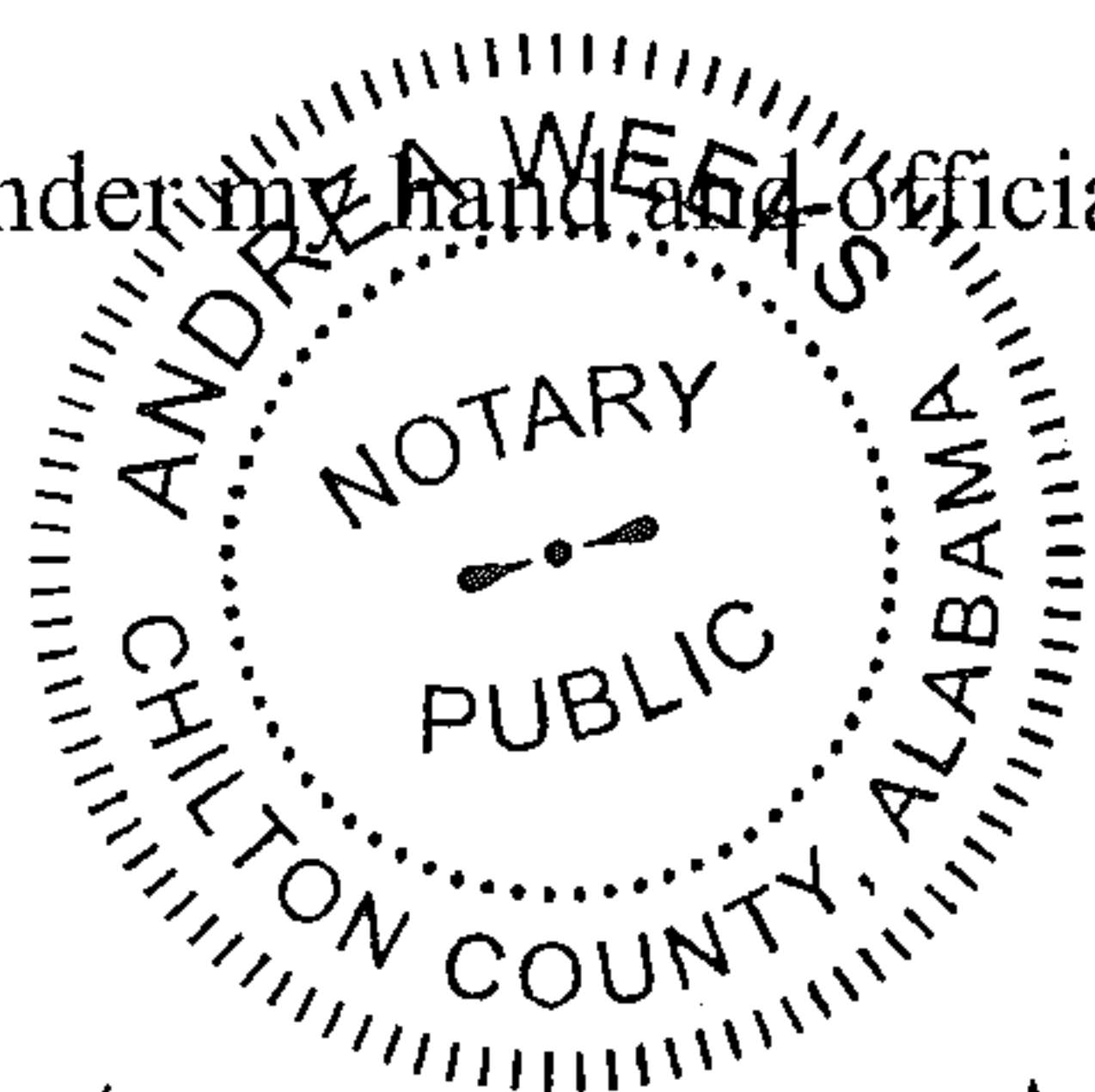
MJ2 Enterprises, LLC, an Alabama
Limited Liability Company

By: *Malcolm Johnson*
Malcolm Johnson, Member

STATE OF Alabama)
)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **MJ2 Enterprises, LLC** is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of November, 2025.



Andrea Weeks
NOTARY PUBLIC
My Commission Expires: 4-23-29

Address of Grantee:
313 Oakwell Cir
Calera, AL 35040

Address of Grantor:
6046 Victoria Ln
Pinson, AL 35126

Property Address:
313 Oakwell Circle, Calera,
AL 35040

Real Value: \$308,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2025 02:27:57 PM
\$31.00 KELSEY
20251208000375430

Allie S. Bayl