

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
JDW Property Enterprises, LLC
PO Box 160
Westover, AL 35185

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Thousand and No/100 Dollars, (\$200,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Joe Craddock, Jr., a married man and Frank H. Rooks, a married man** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **JDW Property Enterprises, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), successors and assigns, the following described Real Estate, lying and being in the County of **Shelby** State of Alabama, to-wit:

Part of the NE ¼ of the SE ¼ of Section 5, Township 20, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of NE ¼ of SE ¼ of Section 5, Township 20, Range 1 West: thence southerly 366 feet to a point; thence turn an angle of 90 deg. 58 min. to the left and run Easterly 690 feet to the point of beginning; thence continue along said line a distance of 673.43 feet to a point on the east boundary of said ¼- ¼; thence an angle 89 deg. 02 min. left and run northerly a distance of 366 feet to the north line of said ¼- ¼ section; thence an angle of 90 deg. 58 min. to the left and run along the north margin of said ¼- ¼ section a distance of 673.43 feet to a point; thence an angle of 89 deg. 02 min. to the left and southerly 366 feet to the point of beginning.

Also, a 20 foot non-exclusive easement from the above described property to a public road and being more particularly described to the centerline as follows: Commence at the NW corner of NE ¼ of SE ¼; thence southerly 366 feet to a point; thence an angle of 90 deg. 58 min. in an easterly direction 690 feet to a point, thence continue along said line 210 feet to the centerline of said easement and the point of beginning; thence an angle of 90 deg. 58 min. to the right and run southerly 764 feet to the northerly boundary of Chelsea-Simmsville Road.

Subject To:

Ad valorem taxes for 2026 and subsequent years not yet due and payable until October 1, 2026.

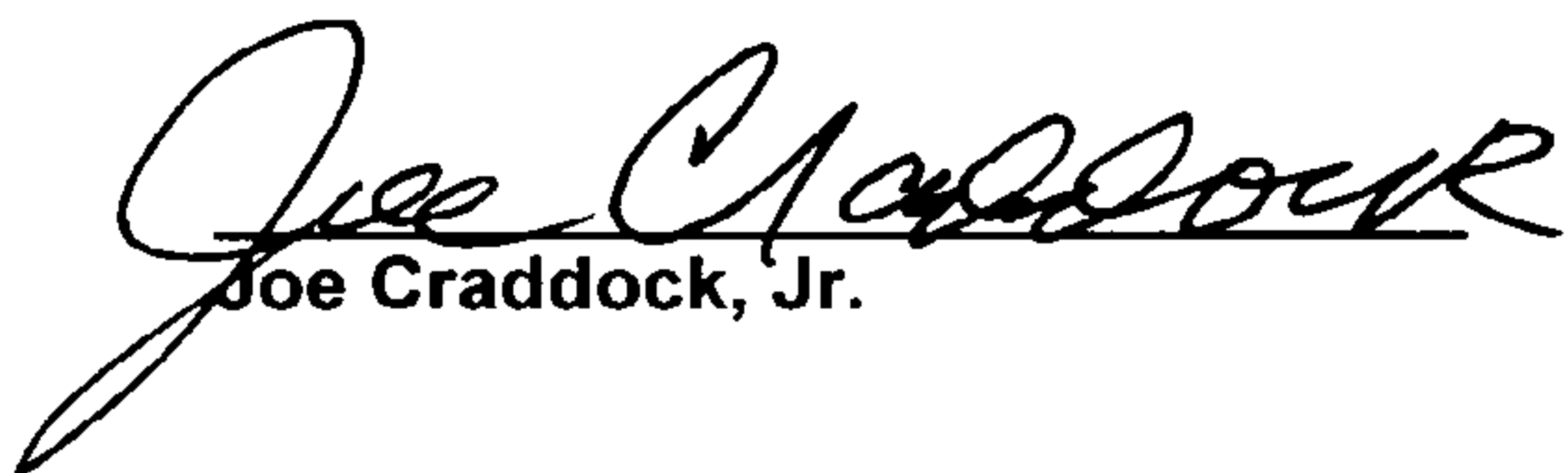
Existing covenants and restrictions, easements, building lines and limitations of record.

The property conveyed herein does not constitute the homestead of the grantors nor that of their spouses.

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, successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS' are 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; that GRANTORS have a good right to sell and convey said Real Estate; and that GRANTORS will, and GRANTORS' 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 their hand and seal this the 22nd day of January, 2026.

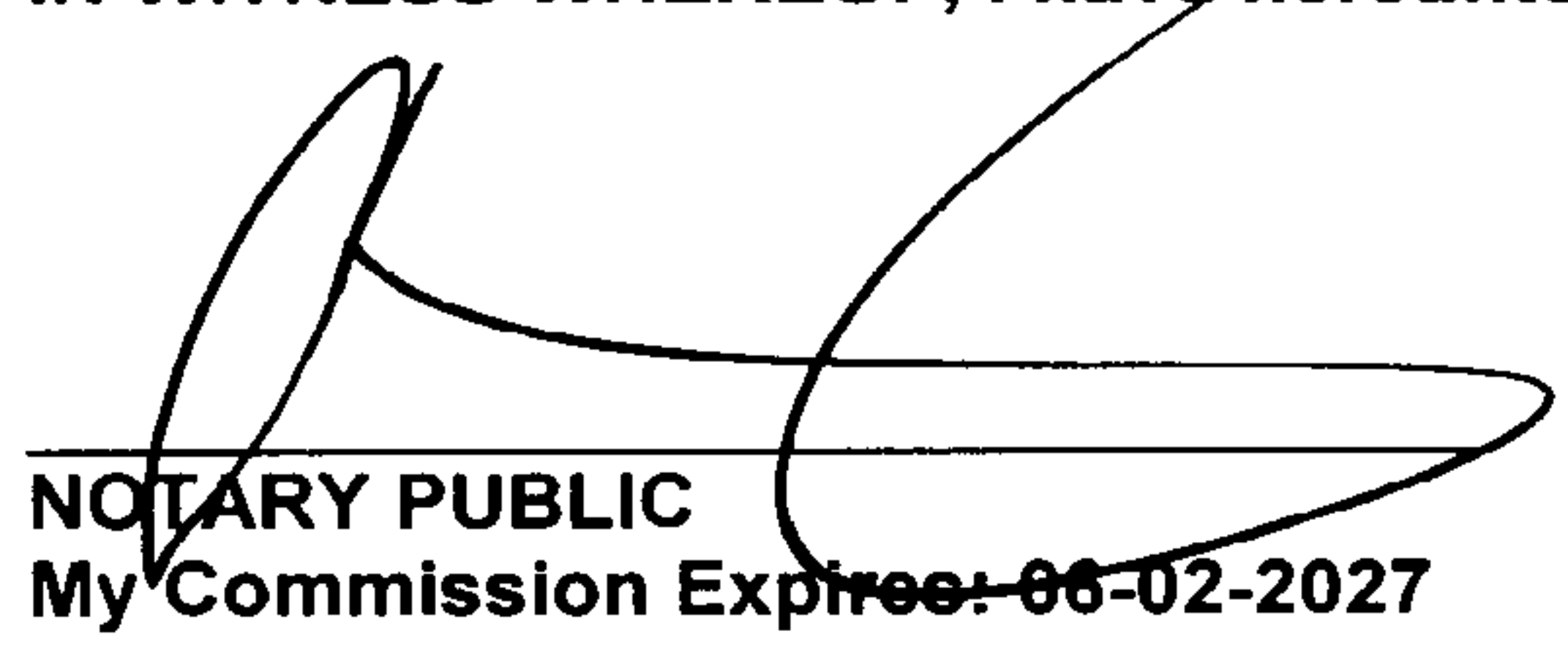

Joe Craddock, Jr.

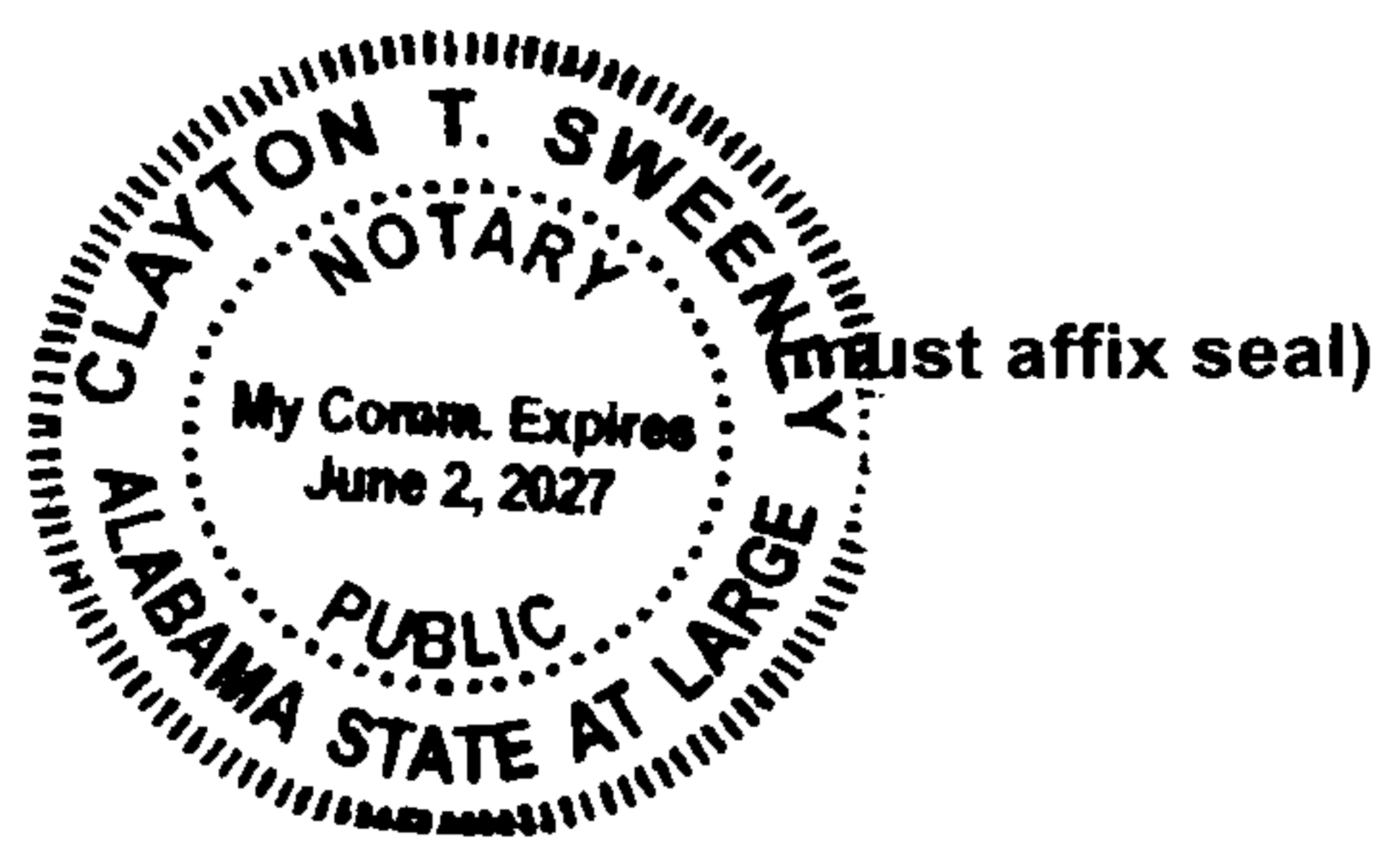

Frank H. Rooks

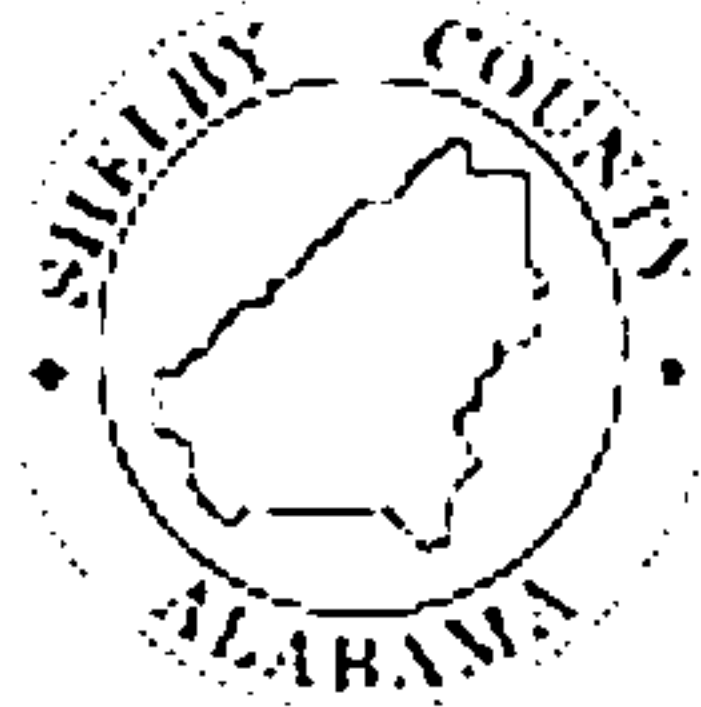
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Joe Craddock, Jr. and Frank H. Rooks, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of January, 2026.


NOTARY PUBLIC
My Commission Expires: 06-02-2027





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/23/2026 08:16:00 AM
\$228.00 PAYGE
20260123000020650

Allen 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	Joe Craddock, Jr. and Frank H. Rooks	Grantee's Name	JDW Property Enterprises, LLC
Mailing Address	235 Timber Trail Chelsea, AL 35043	Mailing Address	PO Box 160 Westover, AL 35185
Property Address	120 Four J. Rd Chelsea, AL 35043	Date of Sale	January 22, 2026
		Total Purchase Price	\$ 200,000.00
		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/ Assessor's Appraised Value
- 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 _____

Print Joe Craddock, Jr. and Frank H. Rooks

Unattested

(verified by)

Sign *Joe Craddock Frank H Rooks*
(Grantor/Grantee/Owner/Agent) circle one