

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Janco Properties, LLC
P.O. Box 660821
Birmingham, AL 35266

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **SEVEN HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$775,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **JSJ, L.L.C., an Alabama Limited Liability Company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby give, grant, bargain, sell and convey unto the GRANTEE, **Janco Properties, LLC, an Alabama Limited Liability Company** (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:

See attached Exhibit A

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

Property Address: **2085 Old Montgomery Hwy, Pelham, AL 35124**

\$803,250.00 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 GRANTOR have hereunto set its hands and seals this **January 30, 2026**.

JSJ, L.L.C., an Alabama Limited Liability Company

By: *Janice S. Jordan*
Janice S. Jordan, Sole Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, *Jeffrey Wade Parmer*, a Notary Public, in and for said County in said State, hereby certify that Janice S. Jordan, Sole Member of JSJ, L.L.C. whose name as Sole Member of JSJ, L.L.C., a AL 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 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 30th day of January, 2026.

Jeffrey Wade Parmer
Notary Public
My Commission Expires: *9/13/2028*

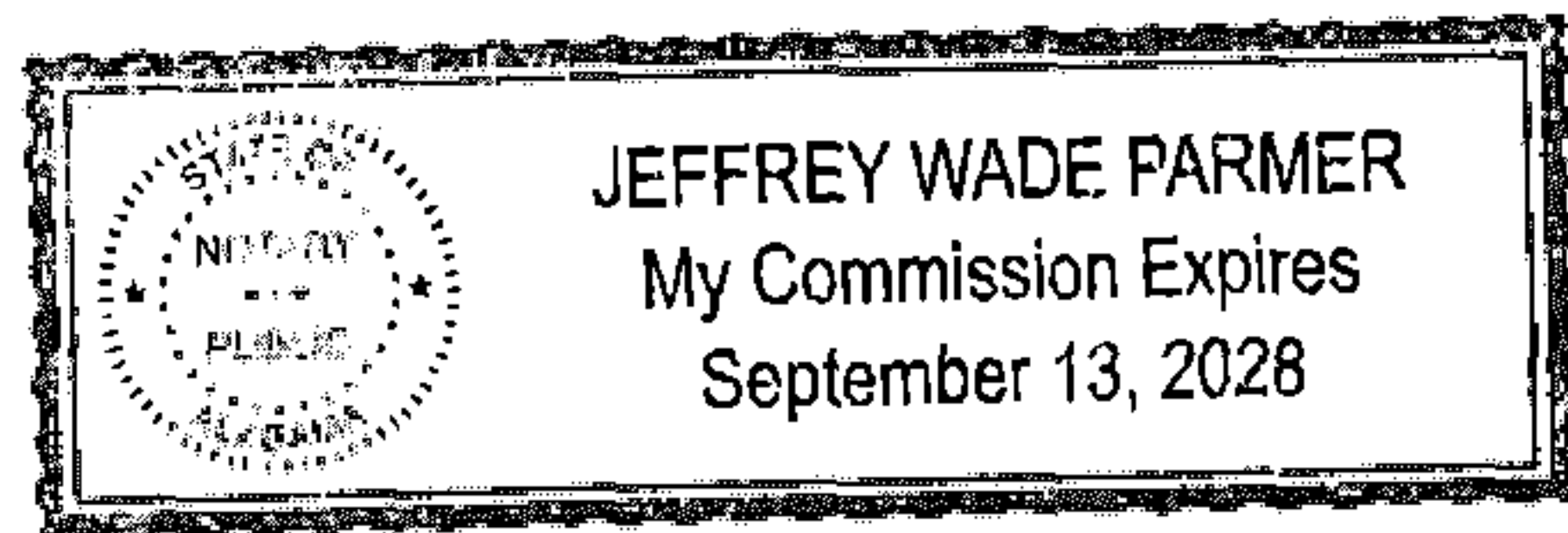


EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE FOLLOWING COUNTY/COUNTIES SHELBY IN THE STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

A part of the SE ¼ of these SE ¼ of Section 25, Township 19 South, Range 3 West, more particularly described as follows: Commence at the Southwest corner of said quarter-quarter Section and run thence in an Easterly direction along the South line of said quarter-quarter Section a distance of 127.76 feet to the point of beginning; thence continue along last described course a distance of 324.53 feet; thence turn an angle of 56 deg. 19 min. to the left and run in a Northeasterly direction a distance of 164.00 feet; thence turn an angle of 65 deg. 37 min. left and run in a Northwesterly direction a distance of 150.60 feet; thence turn an angle of 87 deg. 45 min. 13 sec. left and run in a Southwesterly direction a distance of 431.03 feet; thence turn an angle of 97 deg. 33 min. 47 sec. left and run in a Southeasterly direction, a distance of 63.83 feet to the point of beginning. Situated in Shelby County, Alabama. Mineral and mining rights excepted.

Real Estate Sales Validation Form

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

Grantor's Name JSJ, L.L.C.
Mailing Address 2020 Heritage Lakes Drive
Columbiana, AL 35051

Grantee's Name Janco Properties, LLC
Mailing Address P.O. Box 660821
Birmingham, AL 35266

Property Address 2085 Old Montgomery Hwy
Pelham, AL 35124

Date of Sale January 30, 2026
Total Purchase Price \$775,000.00

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 January 30, 2026

Print Jeff W. Parmer

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2026 08:28:34 AM
\$32.00 JOANN
20260203000030980

Form RT-1

Allie S. Boyd