

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1129 Winward Lane

Send Tax Notice To:
Kenneth H. Letson
114 King Charles Way
Alabaster, Al. 35007

20260203000031730
02/03/2026 12:55:42 PM
DEEDS 1/2

Vestavia, Al. 35216

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twenty five Thousand and 00/100 Dollars (\$25,000.00, the amount of which can be verified in the verbal Sales Contracts between the parties hereto, to the undersigned Grantors (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, JLH Investments, LLC herein referred to as Grantor, whose mailing address is 2275 Green Springs Highway Birmingham, AL 35205, grant, bargain, sell and convey unto Kenneth E. Letson whose address is 114 King Charles Way Alabaster, Al. 35007 the following described real estate (the Property), situated in Jefferson County, Alabama, with an address of Lot 26 survey of Mountain Lake to-wit:

Lot 26, according to the Survey of Mountain Lake, as recorded in Map Book 31, Page 129 in the Probate Office of Shelby County, Al

SUBJECT TO: (1) Taxes due in the year 2026 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantors, (4) matters that may be revealed by a survey.

Grantor represents and warrants that there are no outstanding leases or assessments due any governmental or quasi-governmental entity with respect to the property conveyed herein and that there are no court orders against them and they are not parties to any litigation or insolvency proceedings.

TO HAVE AND TO HOLD to the said Grantee and to his heirs, successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereunto set their hands and seals, this the 2 day of February, 2026.

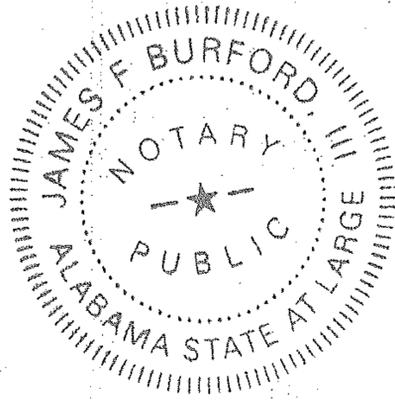
JLH Investments, LLC

By: Lorrie Carol Hubbard Shelnett
Lorrie Carol Hubbard Shelnett, authorized signatory

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Lorrie Carol Hubbard Shelnett as authorized signatory of JLH Investments, LLC, whose name 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 this instrument, she, in her capacity as such authorized signatory, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 2 day of FEBRUARY, 2026



[Signature]
Notary Public
My Commission Expires: 3-1-26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2026 12:55:42 PM
\$50.00 BRITTANI
20260203000031730

Alvin S. Bayl