

Send Tax Notice to:
J&R Properties, LLC
2033 Drake Mallard Drive West
Alabaster, AL 35007

This instrument was prepared by:
Justin Smitherman, Esq.
Alabama Law Services, LLC
173 Tucker RD STE 201
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Camden Spinks, a married man**(hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **J&R Properties, Limited Liability Company, an Alabama Limited Liability Company**(hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

“Exhibit A”

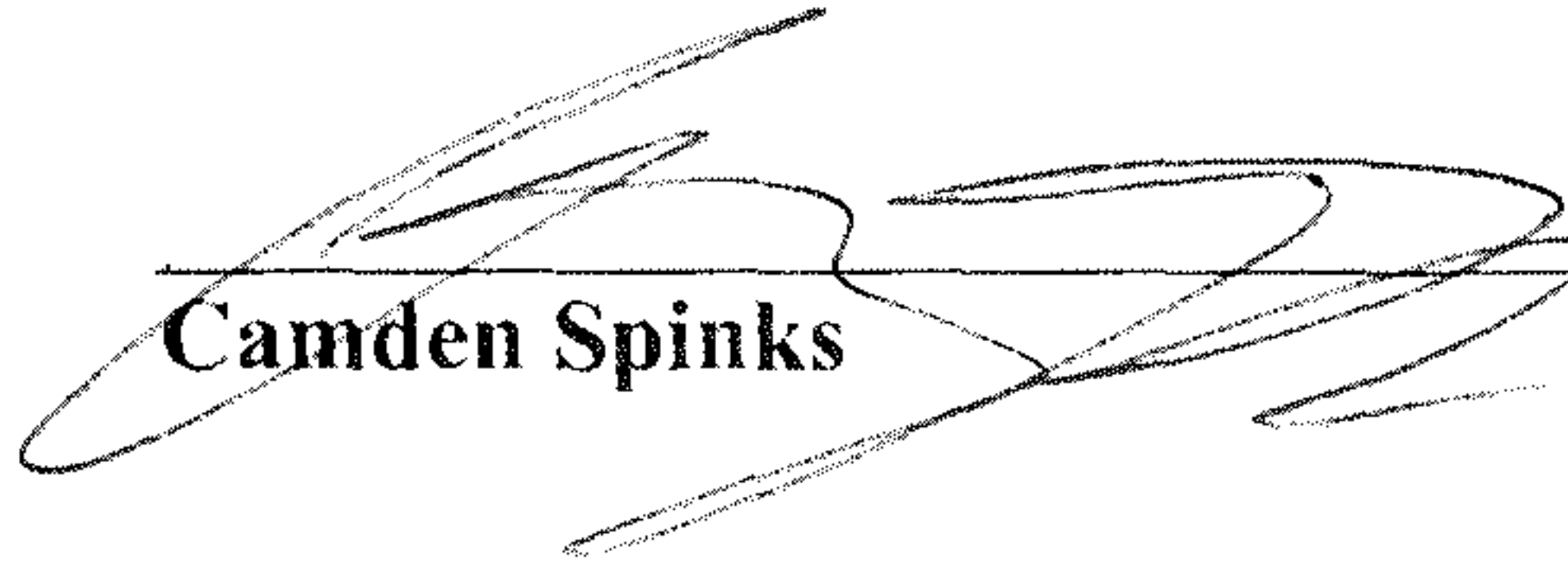
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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 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; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

This property is not the homestead of Grantor or Grantor’s Spouse.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)
this the 20 day of March, 2026.



Camden Spinks

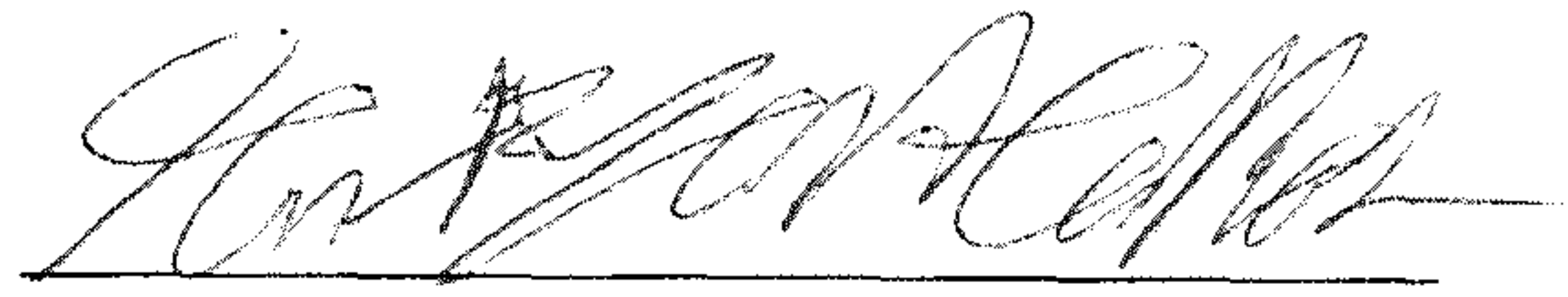
STATE OF Alabama
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Camden Spinks**, whose name(s) is/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, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20 day of March, 2026.



Notary Public

My Commission Expires: 10/23/29

SAMUEL BRYANT CALLAHAN
Notary Public, Alabama State At Large
My Commission Expires Oct. 23, 2029

“Exhibit A”
Legal Description

Parcel 2

From the southwest corner of the SW 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 3 West, run north along the west boundary line of said forty 300 feet to the north right-of-way line of the Smokey paved road; thence run south 80 degrees east along the said north right-of-way line 460 feet to the point of beginning; from the point of beginning thus established run north 5 degrees west 125 feet to a point; thence run south 80 degrees east 180 feet to the west line of a 30 foot right-of-way which extends to the west line of the Posey property; thence run south 5 degrees east along the said West 30 feet road right-of-way 125 feet to the north right-of-way line of said Smokey Road; thence run north 80 degrees west along the said north right-of-way line 180 feet to the point of beginning, lying north of and adjacent to Smokey Road, in the SW 1/4 of SE 1/4, Section 14, Township 21 South, Range 3 West, Shelby County, Alabama.

Parcel 3

Begin at the SW corner of the SW 1/4 of the SE 1/4, Section 14, Township 21 South, Range 3 West, run north along said quarter-quarter line 304 feet, more or less, to the north right-of-way of Highway 12; thence east 460 feet to a point on the north side of said highway right-of-way; thence north and parallel with west line of said quarter-quarter a distance of 125 feet, more or less, to the NW corner of property owned by La Don and Inez S. Pugh for the point of beginning; continue north along same line 65 feet to property owned by Charlie E. and Joyce J. Hilyer; thence east 180 feet to west side of public road; thence south 65 feet to Pugh property; thence west 180 feet to point of beginning.

LaDon & Inez Pugh reserve unto themselves a parcel of property 12 feet by feet where well is located on said property and an easement 12 feet wide across and upon property, which said well, is located. Found in Deed book 025, page 946, dated 4-27-85, filed 5-3-85.

Real Estate Sales Validation Form

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

Grantor's Name	<u>Camden Spinks</u>	Grantee's Name	<u>J&R Properties, LLC</u>
Mailing Address	<u>100 Carrington Lane Calera, AL 35040</u>	Mailing Address	<u>373 Smokey Road Alabaster, AL 35007</u>
Property Address	<u>373 Smokey Road Alabaster, AL 35007</u>	Date of Sale	<u>March 20, 2026</u>
		Total Purchase Price	<u>\$180.00.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<input type="checkbox"/> Closing Statement	

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 March 20, 2026

Print:

Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one

FORM RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/23/2026 08:13:54 AM
\$61.00 JOANN
20260323000081830

Allen S. Boyd