

A portion of the consideration hereunder is being paid by a purchase money mortgage of \$1,000,000.00, upon which mortgage recording tax is being paid in the amount required under Alabama law

**Send Tax Notice to:**

JLM Property Company, LLC  
7057 Meadowlark Drive  
Birmingham, AL 35242

**This instrument prepared by:**

Matthew D. Evans  
Evans PLLC  
19 Inverness Center Pkwy, Suite 150  
Birmingham, AL 35242  
(205) 702-0202

**STATE OF ALABAMA                    )**  
**COUNTY OF SHELBY                )**

<b>Grantor's Name/Mailing Address:</b>	<b>Grantee's Name/Mailing Address:</b>	<b>Property address:</b>
J.L. Morgan & Associates, Inc. 7057 Meadowlark Drive Birmingham, AL 35242	JLM Property Company, LLC 7057 Meadowlark Drive Birmingham, AL 35242	7057 Meadowlark Drive Birmingham, AL 35242
		<b>Date of sale:</b> March 30, 2026
		<b>Actual Value:</b> \$1,235,420.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

Bill of Sale     Sales Contract     Closing Statement     Other

**STATUTORY WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS**, that in consideration of **ONE DOLLAR (\$1.00)** and other good and valuable consideration, **J.L. MORGAN & ASSOCIATES, INC.**, an Alabama corporation (the "Grantor"), does hereby grant, bargain, sell, and convey unto **JLM PROPERTY COMPANY, LLC**, an Alabama limited liability company (the "Grantee"), all of Grantor's right, title, and interest in the real property and improvements thereon situated in the County of Shelby, State of Alabama, (the "Property"), to-wit;

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 parcel of land located in the NW 1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

A portion of Tract 7, of the Jessica Ingram Survey, as recorded in Map Book 3,

page 54, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of said Lot 7 and run in an Easterly direction along the North line of said Lot 7 a distance of 557.40 feet to a point; thence turn a left interior angle of 92°54'42" and run parallel to the West line of said Lot 7 a distance of 135.27 feet to a point; thence turn a left interior angle of 87°04'26" and run parallel to the South line of said Lot 7 a distance of 557.41 feet to a point on the West line of said Lot 7; thence turn a left interior angle of 92°55'34" and run along the West line of said Lot 7 a distance of 135.13 feet to the Point of Beginning, making a closing left interior angle of the first described course of 87°05'18".

ALSO, a parcel of land 30 feet wide to be used as an access easement, described as follows:

Commence at the Southwest corner of said Lot 7, and run in a Northerly direction along the West line of said Lot 7 a distance of 30.04 feet to the Southwest corner of the above described parcel of land; thence turn a left interior angle of 87°04'26" and run along the South line of the above described parcel of land a distance of 557.41 feet to the Southeast corner of said described parcel; thence turn a left interior angle of 92°55'34" and run a distance of 30.04 feet to a point on the South line of said Lot 7; thence turn a left interior angle of 87°04'26" and run along the South line of said Lot 7 a distance of 557.41 feet to the point of beginning of the herein described 30 foot wide access easement making a closing left interior angle of 92°55'34"; being situated in Shelby County, Alabama.

All being situated in Shelby County, Alabama..

**TO HAVE AND TO HOLD** the Property, together all the singular the rights, tenements, hereditaments, appurtenances, and improvements thereunto belonging, or in any wise appertaining unto the Grantee and to its successors or assigns unto Grantee and its successors and assigns, forever; provided that the Property is subject to the permitted encumbrances more particularly described as follows (the "Permitted Encumbrances"):

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages, of any minerals of every kind and character, in, on and under the Property

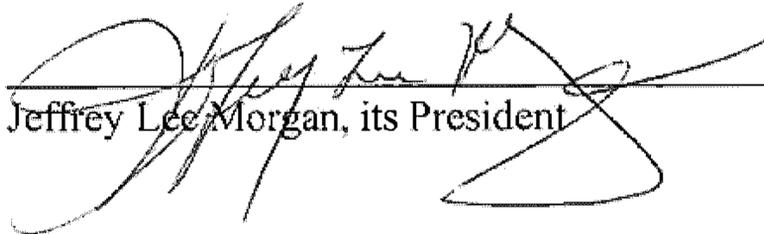
Grantor does for itself, and Grantor's heirs, personal representatives, and assigns, covenant with Grantee and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property, and that Grantor and Grantor's heirs, personal representatives, and assigns shall warrant and defend the same to Grantee and its successors and assigns forever against the lawful claims of all persons claiming by, through or under Grantor.

\*\*\*

IN WITNESS WHEREOF, the undersigned Grantor has caused this Statutory Warranty Deed to be executed as of the date first mentioned above.

**GRANTOR:**

**J.L. MORGAN & ASSOCIATES, INC.,**  
an Alabama corporation

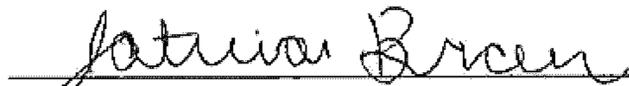
  
Jeffrey Lee Morgan, its President

STATE OF ALABAMA  
COUNTY OF SHELBY

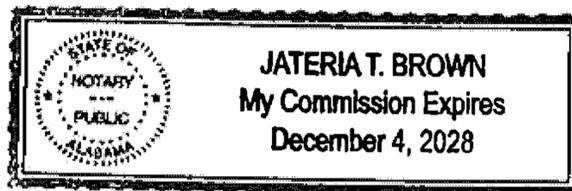
§  
§

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jeffrey Lee Morgan, whose name as President of **J.L. MORGAN & ASSOCIATES, INC.**, an Alabama corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such President and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30<sup>th</sup> day of March 2026.

  
Notary Public  
My Commission Expires: 12.04.2028

[SEAL]



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/30/2026 02:27:29 PM  
\$263.50 JOANN  
20260330000091510

