

Prepared by:  
Cassy L. Dailey  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

Send Tax Notice To:  
L & L Properties, LLC  
P. O. Box 1726  
Pelham, AL 35124

**GENERAL WARRANTY DEED**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Ten Thousand Dollars and No Cents (\$10,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**JEF Homes LLC, an Alabama Limited Liability Company, whose mailing address is:**

391 Bohannon Road, Boaz, AL 35957

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**L & L Properties, LLC, whose mailing address is:** 10 Chatham Ct., Pelham, AL 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 213 Bonnieville Drive, Calera, AL 35040** to-wit:

Lot 16, according to the Map of Ridgecrest Subdivision, Phase One, Sector One, as recorded in Map Book 34, Page 17, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 31st day of October, 2018.

JEF HOMES LLC

Julius E. Frith Jr.  
Julius E. Frith Jr.  
Managing Member

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Julius E. Frith, Jr., Managing Member for JEF Homes LLC, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of October, 2018.

Cassy L. Dailey  
Notary Public, State of Alabama  
Cassy L. Dailey  
Printed Name of Notary  
My Commission Expires: 5-17-22



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/02/2018 09:55:49 AM  
\$25.00 CHERRY  
20181102000389370

*Allen S. Boyd*