

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
H & L Properties, LLC  
P.O. Box 1726  
Pelham, AL 35124

**GENERAL WARRANTY DEED**

20141114000360480  
11/14/2014 03:50:47 PM  
DEEDS 1/3

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Fifty-Five Thousand And No/100 Dollars (\$55,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Jefferson W. Payne and Melissa Payne, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto H & L Properties, LLC (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

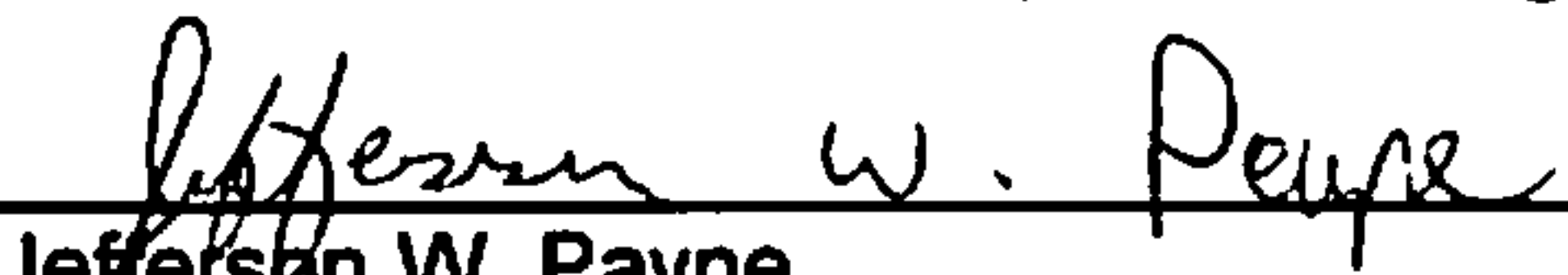
Lot 103, according to the Survey of Allen Drive Condominiums, as recorded in Map Book 37, Page 55, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

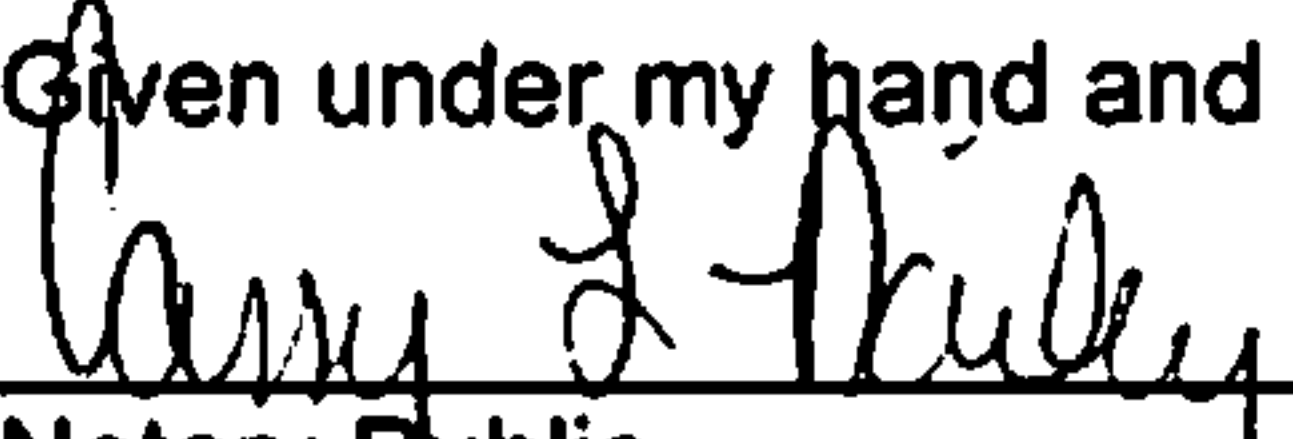
**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on November 14, 2014.

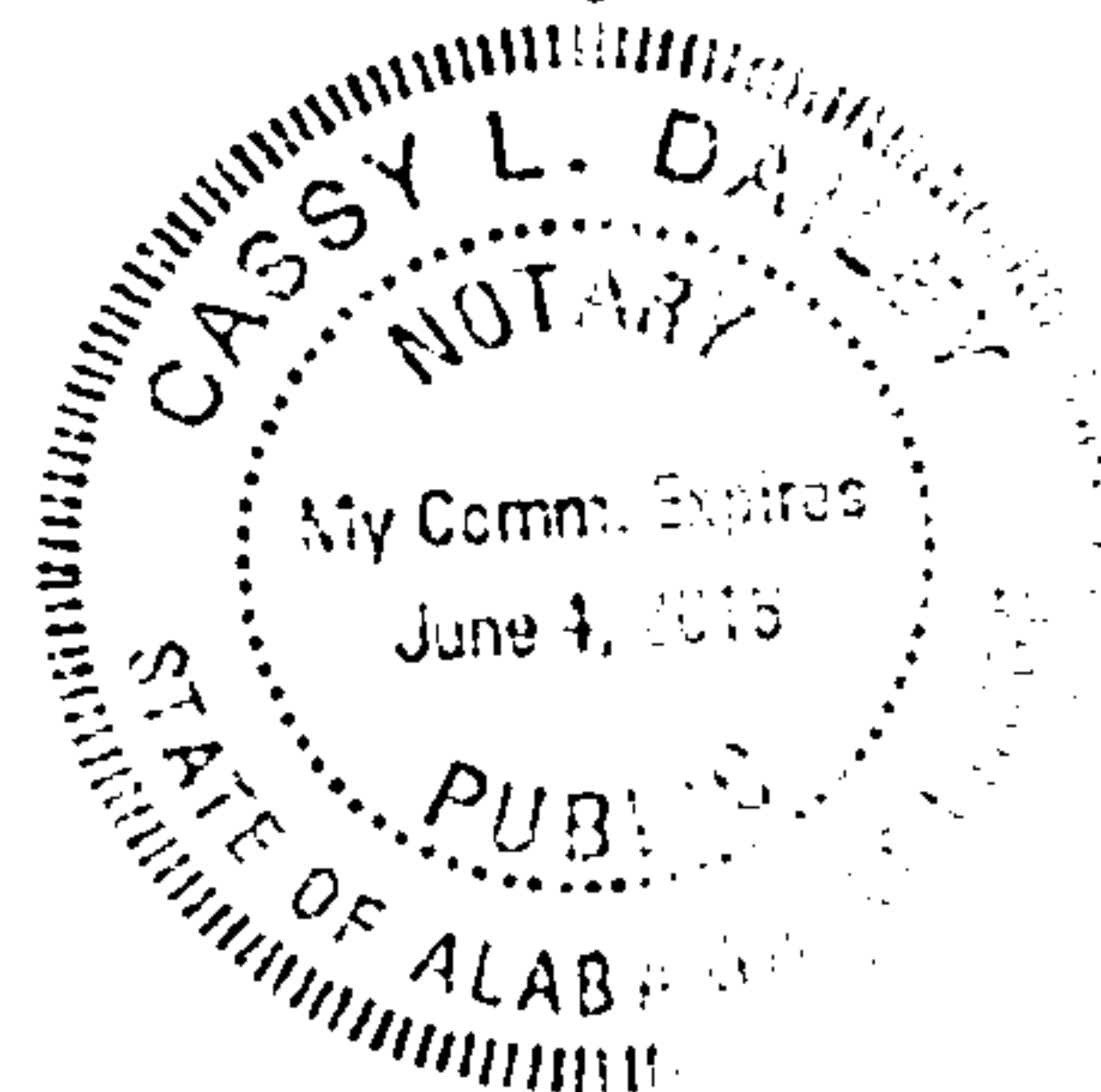
  
Jefferson W. Payne

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jefferson W. Payne, whose name 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 executed the same on the day same bears date.

Given under my hand and official seal on the 14th day of November, 2014.

  
Notary Public  
Commission Expires:



Melissa Payne  
Melissa Payne

STATE OF ALABAMA )  
Jefferson COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melissa Payne, whose name 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, she executed the same on the day same bears date.

Given under my hand and official seal on the 13<sup>th</sup> day of November, 2014.

Roxanne Ritchey Cochran  
Notary Public  
Commission Expires:  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Dec 14, 2015  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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

Agent