

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

SEND TAX NOTICE TO:
L & L Property Enterprise, LLC
PO Box 1726
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thirty Thousand And No/100 Dollars (\$130,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Citizens Trust Bank, a Corporation, (hereinafter Grantor), does hereby grant, bargain, sell and convey unto L & L Property Enterprise, LLC, (hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 37, 38, 39, 40, 41, 42, 43, 44 and 45, according to the Final Plat of Ridgecrest Subdivision, Phase One, Sector Two, as recorded in Map Book 37, page 43, 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, to the said GRANTEES their heirs, personal representatives, transferees and assigns, forever, provided however, that GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the undersigned, being duly authorized by the Grantor herein, does hereunto set my hand and seal as of Citizens Trust Bank on February 25, 2016.

Citizens Trust Bank

BY: 

Chris T. Jones, Vice President of Loan Administration

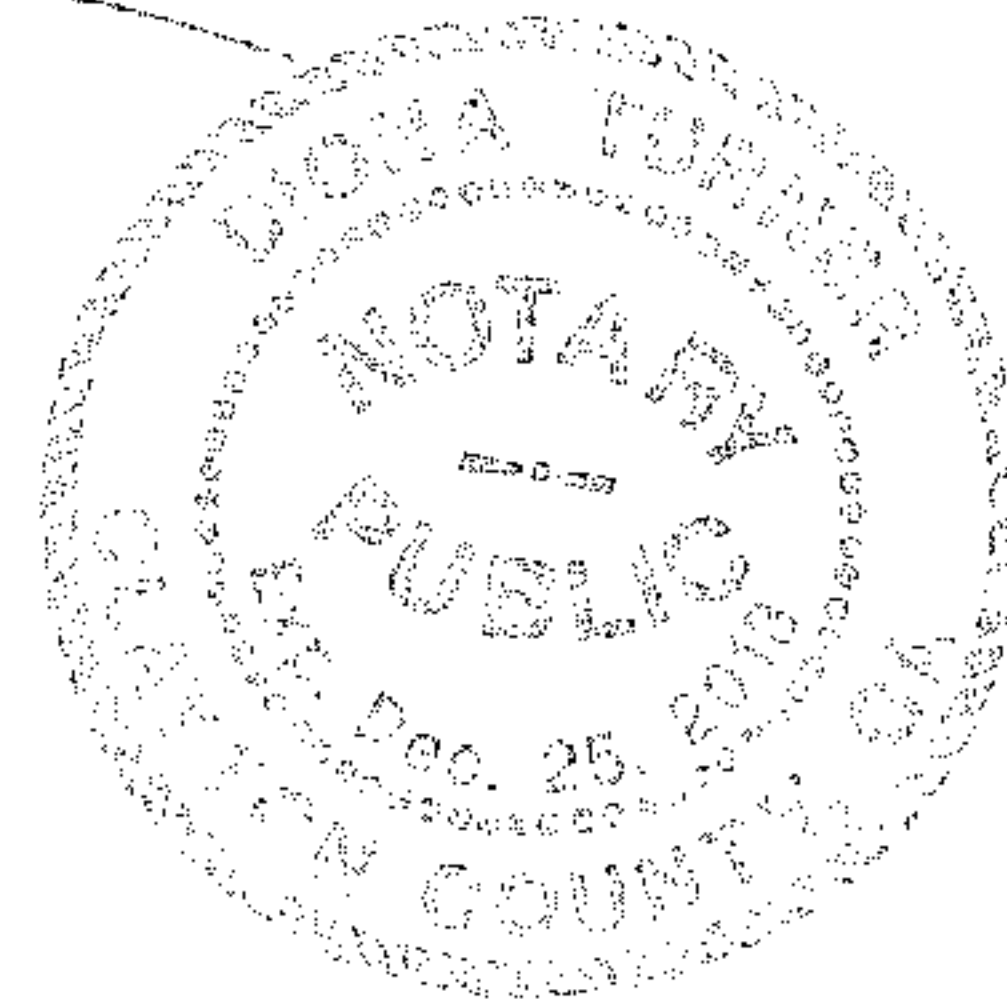
STATE OF Georgia
COUNTY OF Clayton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris T. Jones, whose name is signed to the foregoing conveyance as Vice President of Loan Administration of Citizens Trust Bank, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of Citizens Trust Bank.

Given under my hand and official seal on the 25th day of February, 2015.


Notary Public

My commission expires:



FILE NO.: TS-1600397

Real Estate Sales Validation Form

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

Grantor's Name Citizens Trust Bank

Grantee's Name L & L Property Enterprise, LLC

Mailing Address 75 Piedmont Ave
Atlanta, GA 30303Mailing Address PO Box 1726
Pelham, AL 35124Property Address Lots in Calera
Shelby, AL

Date of Sale February 25, 2016

Total Purchase Price \$130,000.00

or

Actual Value \$

or

Assessor's Market Value \$

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)

☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other:☒ 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 - Citizens Trust Bank, , .

Grantee's name and mailing address - L & L Property Enterprise, LLC, , .

Property address - Lots in Calera, Shelby, AL

Date of Sale - February 25, 2016.

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: February 25, 2016

Sign [Signature]
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/25/2016 03:47:50 PM
\$150.00 JESSICA
20160225000058670

[Signature]