

**This instrument prepared by:**  
Sandy F. Johnson  
Attorney at Law  
3156 Pelham Parkway, Suite 4  
Pelham, Alabama 35124

**SEND TAX NOTICE TO:**  
Tony M. Morris, Jr.  
132 Ridgecrest Rd  
Calera, AL 35040

**20170428000147350**  
**04/28/2017 01:57:11 PM**  
**DEEDS 1/2**

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA )**

**Shelby COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of One-hundred thirty-nine thousand nine-hundred (\$139,900.00) dollars to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, L & L Property Enterprise, LLC, an Alabama Limited Liability Company (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Tony M. Morris, Jr. (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 45, according to the Survey of Ridgecrest Subdivision, Phase One, Sector Two, as recorded in Map Book 37, Page 43, in the Office of the Judge of Probate 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.

One-hundred forty-one thousand three-hundred thirteen (\$141,313.00) 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.

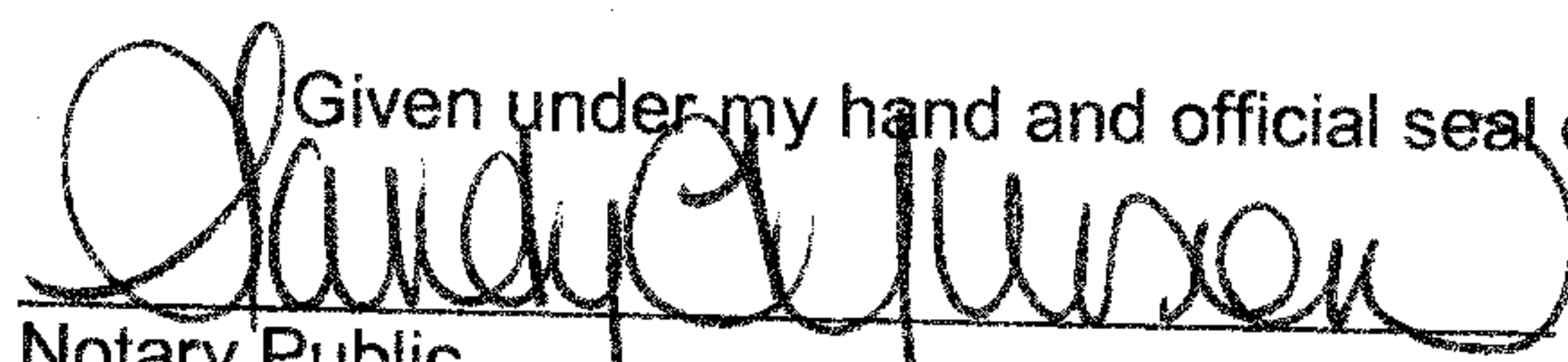
**IN WITNESS WHEREOF,** the undersigned have hereunto set our hands and seals on April 27, 2017.

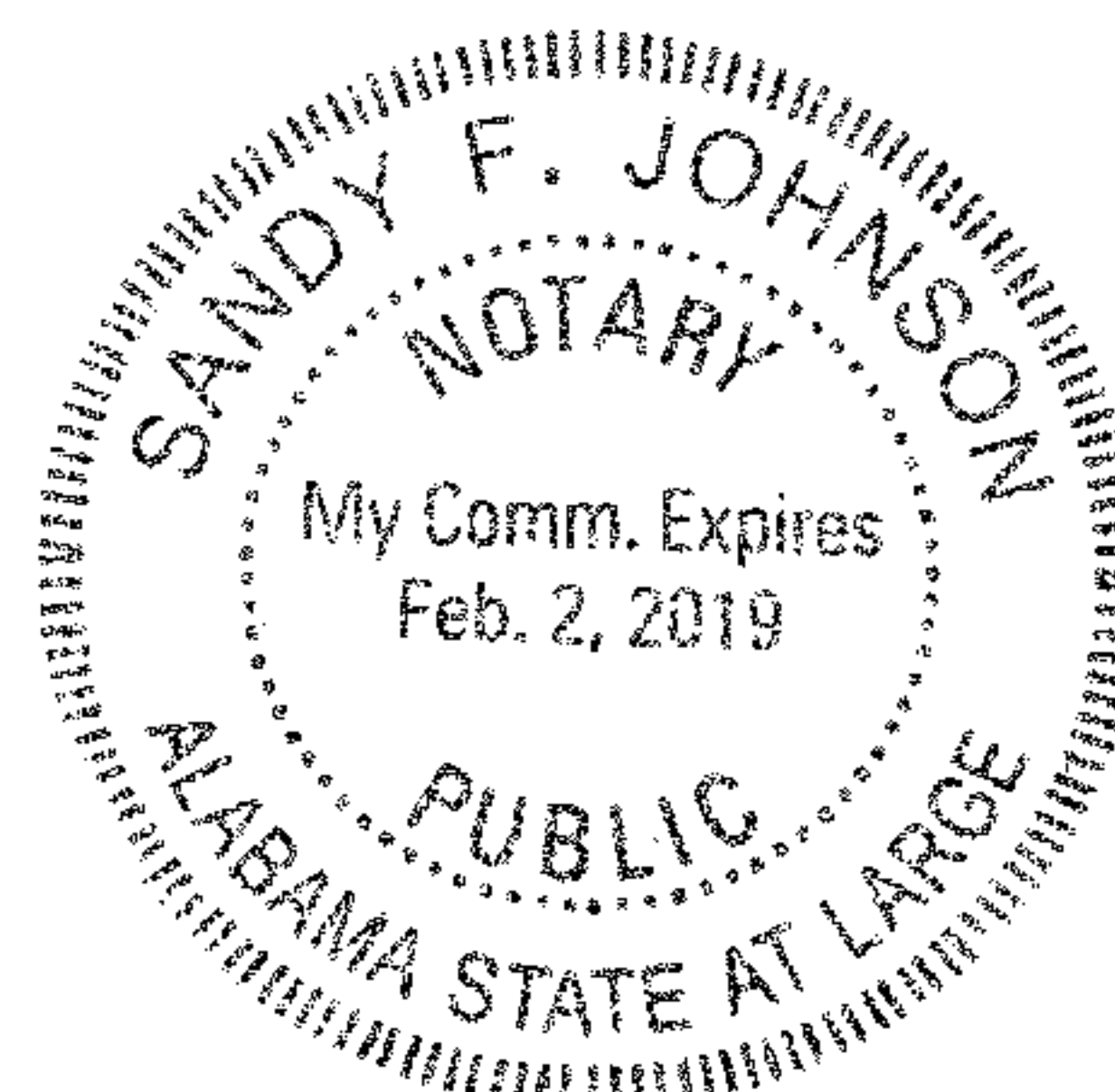
L & L Property Enterprise, LLC

  
By Luis A. Murcia, Manager

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

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Luis A. Murcia, Manager of L & L Property Enterprise, LLC, 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 Manager and with full authority, executed the same voluntarily and as the act of said limited liability company.

  
Given under my hand and official seal on the 27<sup>th</sup> day of April, 2017.  
Notary Public  
Commission Expires:





Real Estate Sales Validation Form

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

Grantor's Name L & L Property Enterprise, LLC  
Mailing Address PO Box 1728  
Pelham AL 35124  
Property Address 132 Ridgecrest Rd  
Calera  
Alabama 35040

Grantee's Name Tony M. Morris, Jr.  
Mailing Address 902 Eagle Ridge Drive  
Birmingham  
Alabama 35242

Date of Sale April 27, 2017  
Total Purchase Price \$139,900.00

Actual Value \$

Assessor's Market Value \$

20170428000147350 04/28/2017 01:57:11 PM DEEDS 2/2

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 - 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 4/27/2017

Print Sandy F. Johnson

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/28/2017 01:57:11 PM  
\$19.00 CHERRY  
20170428000147350

*[Signature]*