

Prepared by:
Sandy Johnson
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

20180412000121700
04/12/2018 09:42:05 AM
DEEDS 1/1

Send Tax Notice To:
Allison N Walls
Tiffany D Walls
153 Ridgecrest Road
Calera, AL 35040

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **One Hundred Forty Nine Thousand Nine Hundred Dollars and No Cents (\$149,900.00) the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

L & L Property Enterprises LLC, an Alabama Limited Liability Company, whose mailing address is:

10 Chatham Ct Pelham AL 35124

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

Allison N Walls and Tiffany D Walls, whose mailing address is:

153 Ridgecrest Road, Calera, AL 35040

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 153 Ridgecrest Road, Calera, AL 35040 to-wit:

Lot 28, 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: All easements, restrictions and rights of way of record.

\$147,184.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 warrants 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 6th day of April, 2018

L & L PROPERTY ENTERPRISES LLC

Luis Murcia Jr.
Managing Member



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/12/2018 09:42:05 AM
\$18.00 CHERRY
20180412000121700

[Signature]

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, Jr., Managing Member 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 Managing Member and with full authority, executed the same voluntarily and as the act of said limited liability company.

[Signature]
Notary Public

