

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

Send Tax Notice To:
Heather LeMaster
165 Ridgecrest Rd.
Calera, AL 35040

STATUTORY WARRANTY DEED

20180702000233870
07/02/2018 08:59:31 AM
DEEDS 1/1

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, this deed made this 28th day of June, 2018 by and between, **L & L Property Enterprises, LLC, an Alabama Limited Liability Company** (herein referred to as Grantor) whose address is: **1524 Chatham Ct, Pelham, AL 35124** and **Heather LeMaster** (herein referred to as Grantee) whose address is **146 Savannah Lane, Calera, AL 35040**:

WITNESSETH THAT:

That Grantor does hereby for and in consideration of One Hundred Fifty Thousand Nine Hundred Dollars and No Cents (\$150,900.00), in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate in Shelby, County, Alabama to wit:

Lot 25, 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: All easements, restrictions and rights of way of record.

\$143,365.00

~~\$150,900.00~~ 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 Grantee, his, her or their heirs and assigns or its successors, forever.

Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, the said Grantor, by its managing member, who is authorized to execute this conveyance hereto set his/her/their signature and seal, this the 28th day of June, 2018.

L & L PROPERTY ENTERPRISES, LLC

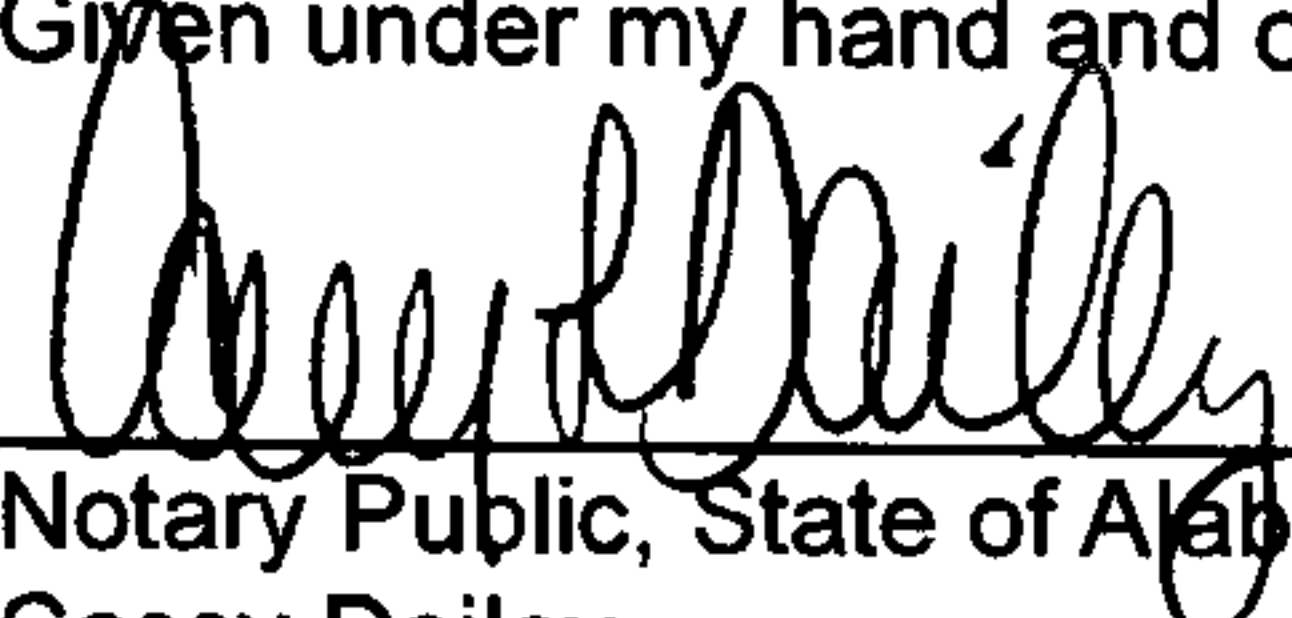


Luis A. Murcia
Managing Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Luis A. Murcia, whose name(s) as managing member of L & L Property Enterprises, LLC and whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day that being informed of the contents of said instrument that he/she/they, as such managing member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

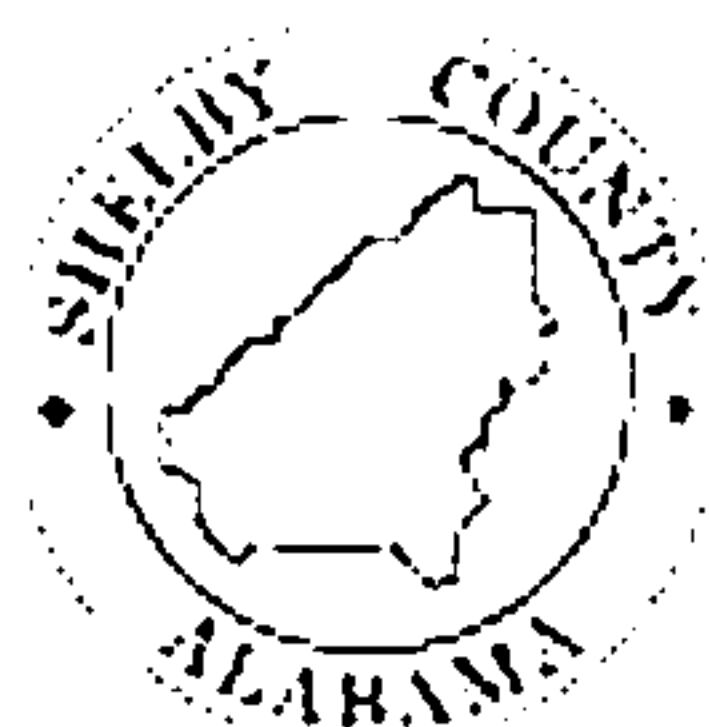
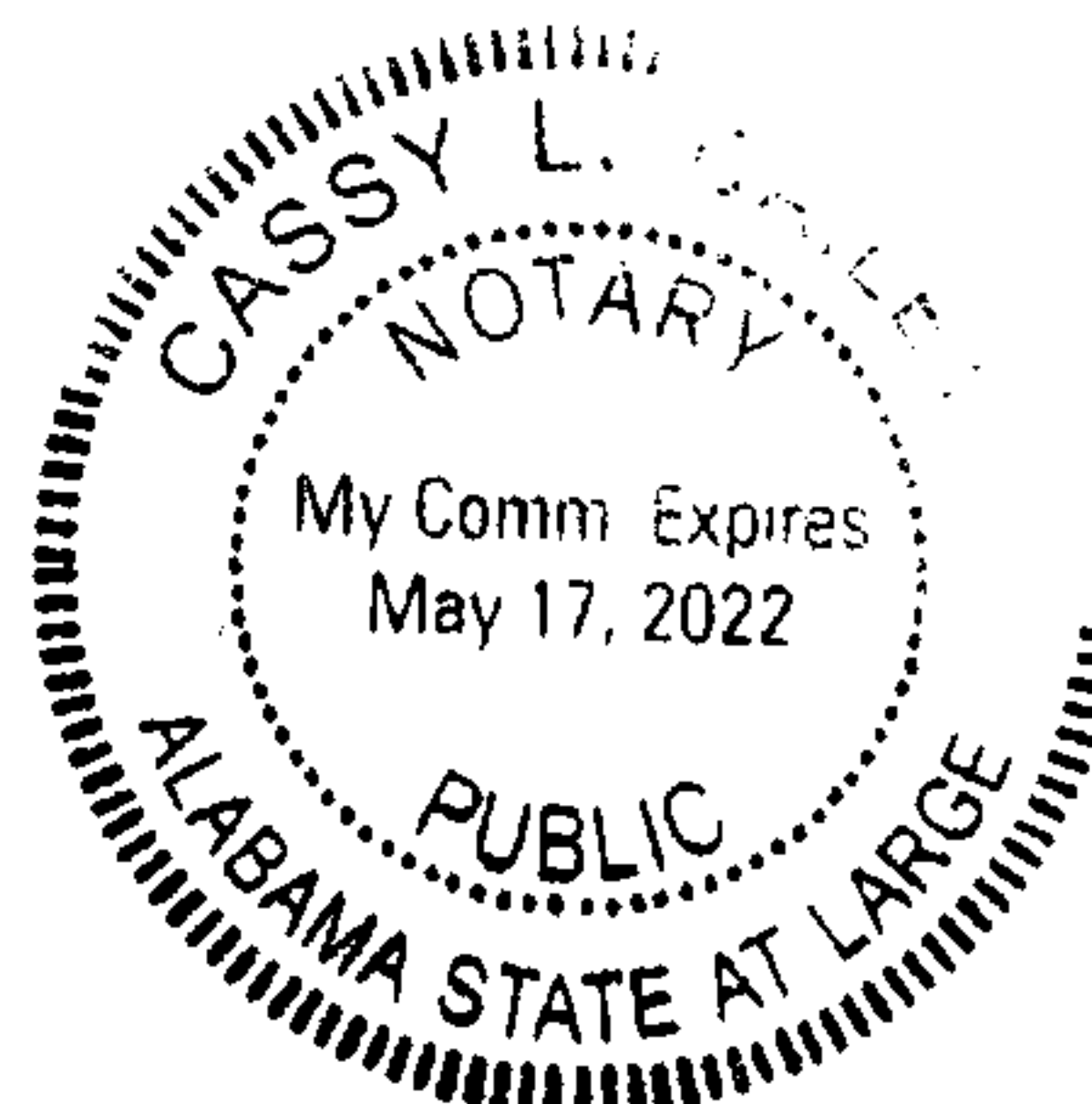
Given under my hand and official seal, this the 28th day of June, 2018.



Notary Public, State of Alabama
Cassy Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/02/2018 08:59:31 AM
\$23.00 CHERRY
20180702000233870

