

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

Send Tax Notice To:  
L & L Property Enterprise LLC  
P. O. Box 1726  
Pelham, AL 35124

GENERAL WARRANTY DEED

20181212000433010  
12/12/2018 08:11:07 AM  
DEEDS 1/1

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:  
That in consideration of **Eighty Thousand Dollars and No Cents (\$80,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Yolanda Phalen and Dennis Phalen, Trustees, or their successors in trust, under the Yolanda Phalen Living Trust, dated July 24, 2018, whose mailing address is:**

**3551 Spring Valley Court, Birmingham, AL 35223**

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

**L & L Property Enterprise LLC, whose mailing address is: 10 Chatham Court, Pelham, AL 35124**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 185 Allen Drive, Unit 102, Alabaster, AL 35007** to-wit:

Unit 102, in Allen Drive Condominium, as established by that certain Declaration of Condominium for Allen Drive Condominiums, which is recorded in Instrument # 20060807000389070, and rerecorded in Instrument # 20071031000502510 in the Office of the Judge of Probate of Shelby County, Alabama, to which said Declaration of Condominium the By-Laws are attached as Exhibit "D", and by plat being filed for record in Map Book 37, Page 55, in said Probate Office, together with an undivided interest in the Common Elements assigned to said Unit as set forth on Exhibit "C" attached to the Declaration.


Subject to: All easements, restrictions and rights of way of record.


TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 warrant 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 the 10th day of December, 2018.

YOLANDA PHALEN LIVING TRUST, DATED JULY 24, 2018

  
Yolanda Phalen  
Trustee

  
Dennis Phalen  
Trustee




Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/12/2018 08:11:07 AM  
\$95.00 CHARITY  
20181212000433010

*Allen S. Bayl*

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Yolanda Phalen and Dennis Phalen, Trustees, or their successors in trust, under the Yolanda Phalen Living Trust, dated July 24, 2018, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of December, 2018.

  
Notary Public, State of Alabama  
Cassy L. Dailey  
Printed Name of Notary  
My Commission Expires: 5/17/22

