

20190108000008410
01/08/2019 01:26:01 PM
DEEDS 1/1

Prepared by:
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Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Equity Trust Co. Custodian FBO
Radu C. MOISA - IRA as 50%
ownership undivided interest
Equity Trust Co. Custodian FBO
Alina Dumitrescu - IRA as 50%
ownership undivided interest

P.O. Box 67
Helena, AL 35080

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00), 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

Leepot LLC, an Alabama Limited Liability Company, whose mailing address is:

636 Dulion Drive, Leeds, AL 35042

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Equity Trust Co. Custodian FBO Radu C. MOISA - IRA as 50% ownership undivided interest and Equity Trust Co. Custodian FBO Alina Dumitrescu - IRA as 50% ownership undivided interest, whose mailing address is: P.O. Box 67, Helena, AL 35080**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 811 Creekside Court, Helena, AL 35080** to-wit: Lot 8, according to the Final Plat of Old Town Office Park, Sector Two as recorded in Map Book 31, Page 29, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Part of the SE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; commence at the Northwest corner of the SE 1/4 of the NW 1/4 of said Section 15; thence from the North line of the SE 1/4 of the NW 1/4 turn 123 degrees 55 minutes 18 seconds left in a southeasterly direction a distance of 497.70 feet to a point on the easterly ROW line of Alabama Highway #261; thence South 83 degrees 44 minutes 25 seconds East a distance of 168.60 feet; thence South 7 degrees 45 minutes 28 seconds West a distance of 104.25 feet; thence South 75 degrees 53 minutes 55 seconds East a distance of 85.79 feet to the point of beginning. Thence North 14 degrees 06 minutes 05 seconds East a distance of 25.00 feet; thence South 75 degrees 53 minutes 55 seconds East a distance of 50.00 feet; thence South 14 degrees 06 minutes 05 seconds West a distance of 25.00 feet; thence North 75 degrees 53 minutes 55 seconds West a distance of 50.00 feet to the point of beginning.


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 31st day of December, 2018.

LEEPOT LLC


David L. Potts
Managing Member

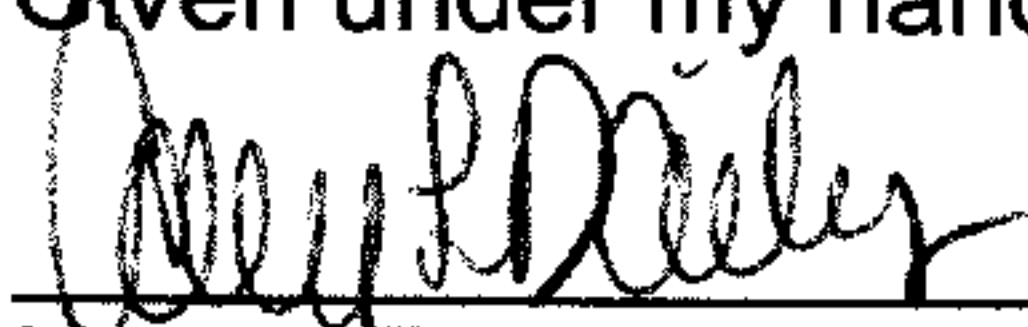


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/08/2019 01:26:01 PM
\$192.00 CHERRY
20190108000008410

Alvin S. Boyd

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that David L. Potts, Managing Member of Leepot LLC, 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 with full authority on the day the same bears date. Given under my hand and official seal this the 31st day of December, 2018.


Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022

