

Send tax notice to:
STEVEN ANDREW HANNA
6025 HIGHWAY 51
WILSONVILLE, AL, 35186

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2019762

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Five Hundred Eighty Thousand and 00/100 Dollars (\$580,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **LDJ PROPERTIES, LLC**, whose mailing address is: 25 W 31ST STREET FL 6, NEW YORK, NY 10001 (hereinafter referred to as "Grantor") by **STEVEN ANDREW HANNA and CARA C. HANNA** whose property address is: **6025 HIGHWAY 51, WILSONVILLE, AL, 35186** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Begin at the Southwest corner of the NW ¼ of the NE ¼ of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, and run in a Northerly direction along the West line of said ¼ ¼ section a distance of 238.85 feet to a point; thence turn an interior angle of 136 deg. 47 min. 00 sec. and run to the right in a Northeasterly direction a distance of 354.93 feet to a point; thence turn an interior angle of 132 deg. 33 min. 00 sec. and run to the right in an Easterly direction a distance of 727.50 feet to a point on the Westerly right of way line of a county road; thence turn an interior angle of 106 deg. 10 min. 00 sec. and run to the right in a Southerly direction along the Westerly right of way line of said county road a distance of 516.46 feet to a point on the South line of NW ¼ of the NE ¼ of Section 5; thence turn an interior angle of 74 deg. 03 min. 30 sec. and run to the right in a Westerly direction along the South line of said ¼ ¼ section a distance of 1108.53 feet to the point of beginning situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$464,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the 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.

IN WITNESS WHEREOF, the said Grantor, LDJ PROPERTIES, LLC, by Joann Hsieh, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 29 day of Nov, 2019.

LDJ Properties, LLC



BY: Joann Hsieh

ITS: Member

STATE OF Maryland
COUNTY OF Prince George's

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joann Hsieh, whose name as Member of LDJ PROPERTIES, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, she executed the same voluntarily for and as the act of said Company.

Given under my hand and official seal this the 29 day of November, 2019.

Notary Public

Print Name:

Commission Expires:

Shirley Ott
06/18/2021

IN WITNESS WHEREOF, the said Grantor, LDJ PROPERTIES, LLC, by David Hunter, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 29 day of November, 2019.

LDJ Properties, LLC

David Hunter

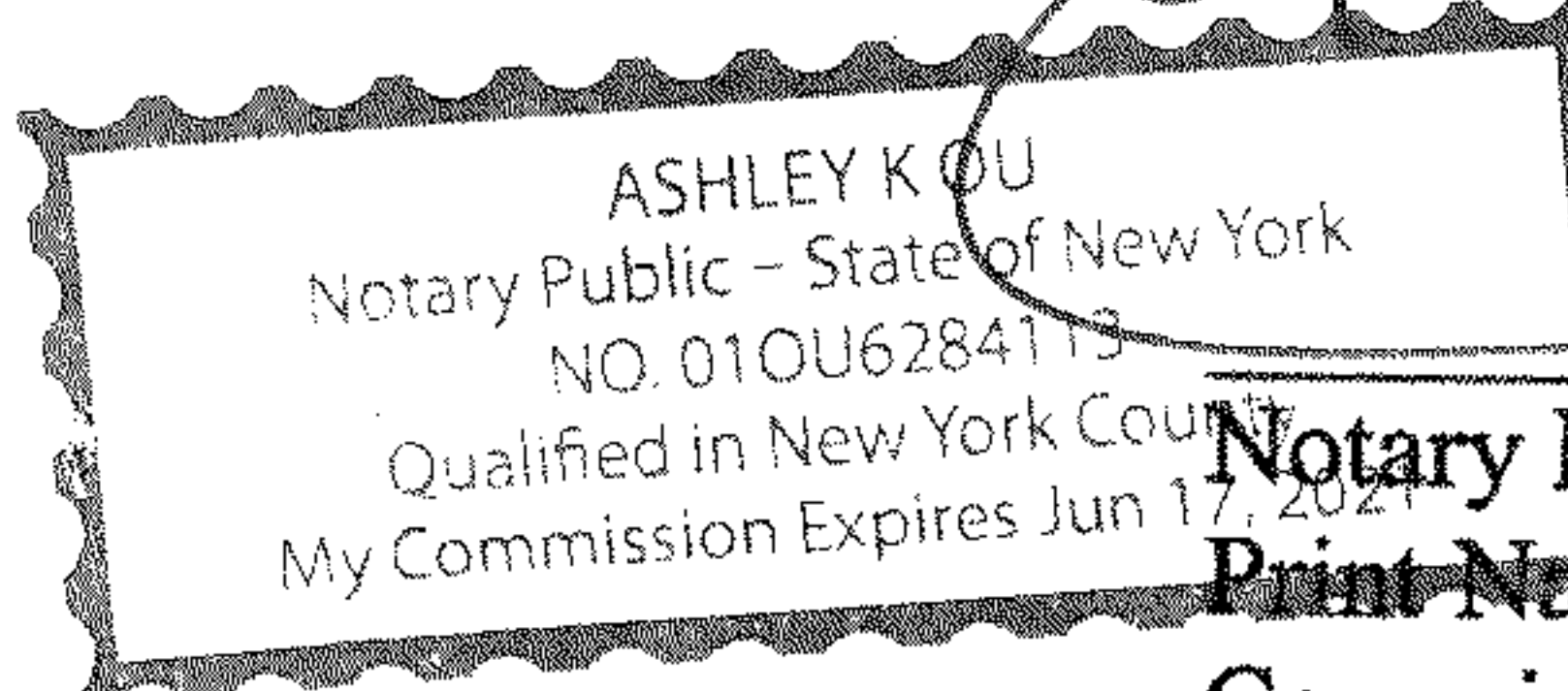
BY: David Hunter

ITS: Member

STATE OF New York
COUNTY OF Westchester

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Hunter, whose name as Member of LDJ PROPERTIES, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said Company.

Given under my hand and official seal this the 29 day of November, 2019.



Notary Public

Print Name:

Commission Expires:

Ashley Kou
06/17/2021

IN WITNESS WHEREOF, the said Grantor, LDJ PROPERTIES, LLC, by Linnea Smith, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 29 day of NOVEMBER, 2019.

LDJ Properties, LLC

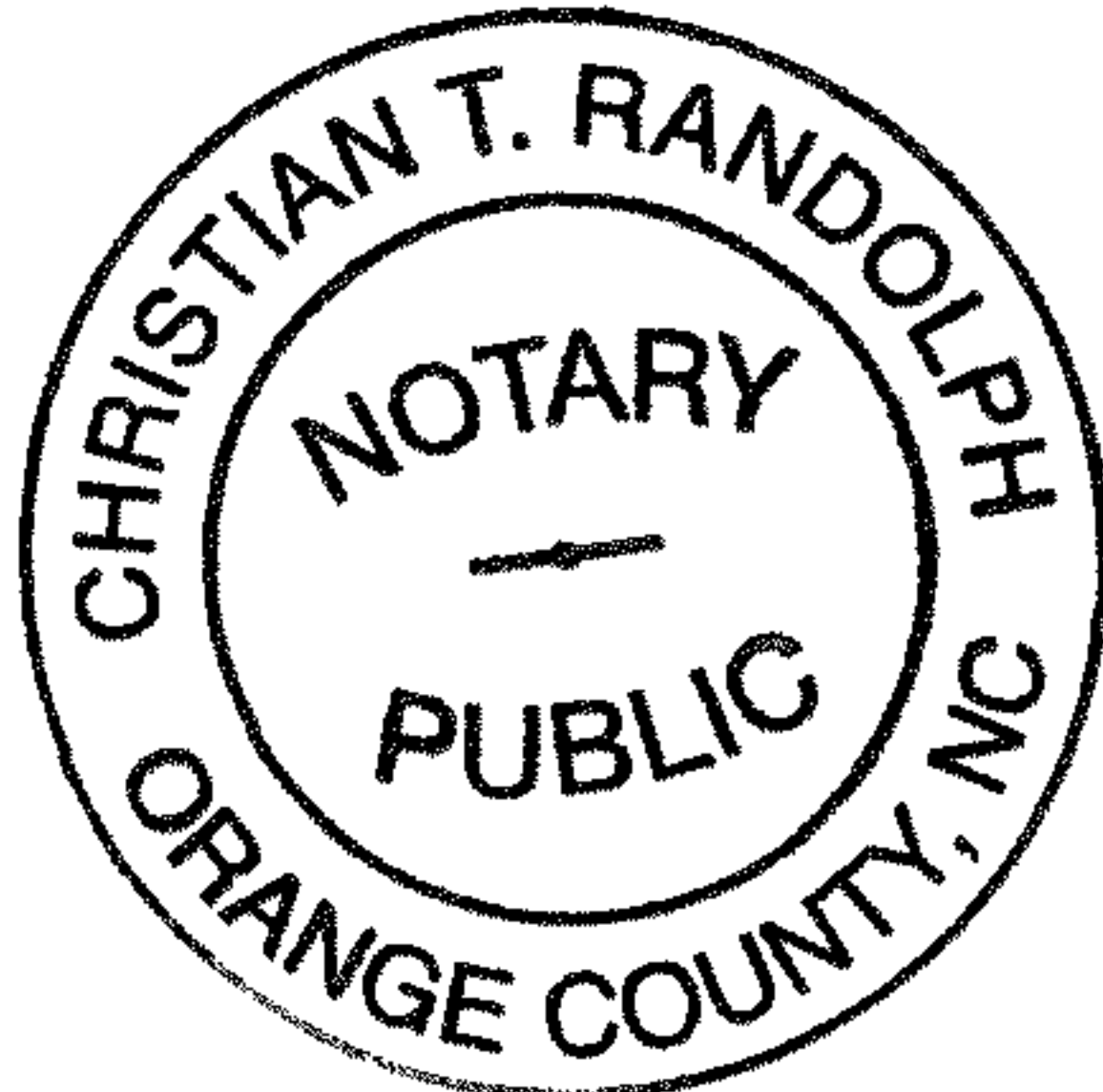
BY: Linnea Smith

ITS: Member

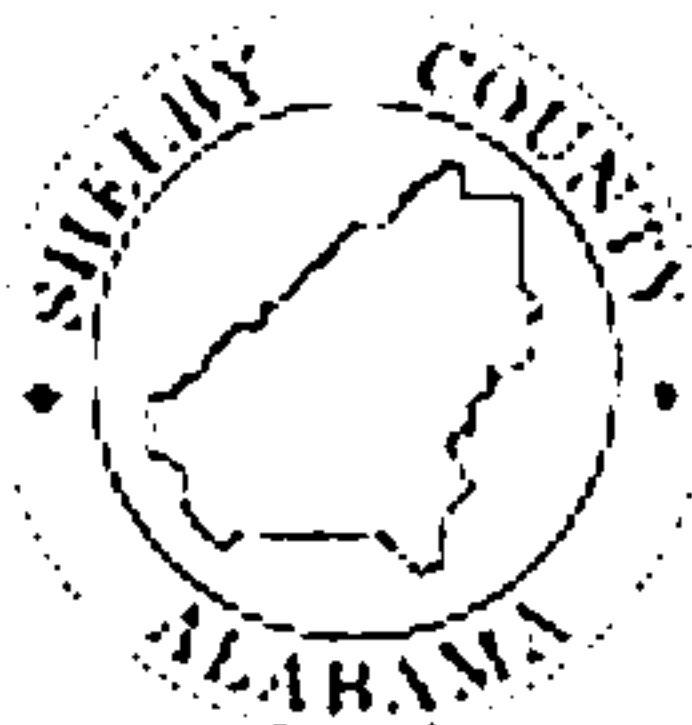
STATE OF NC
COUNTY OF Orange

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linnea Smith, whose name as Member of LDJ PROPERTIES, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, she executed the same voluntarily for and as the act of said Company.

Given under my hand and official seal this the 29 day of Nov, 2019.



Christian T. Randolph
Notary Public
Print Name: Christian T. Randolph
Commission Expires: 9-25-2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2019 03:10:13 PM
\$147.00 CHARITY
20191205000450740

Allen S. Bayl