

Prepared by:  
Cassy L. Dailey  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

20200618000249090

06/18/2020 11:50:25 AM

DEEDS 1/1

Send Tax Notice To:  
Daniel C. Thomas  
Sarah Y. Thomas  
1489 Stoneykirk Rd.  
Pelham, AL 35124

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Ninety Nine Thousand Nine Hundred Dollars and No Cents (\$399,900.00)** 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:**  
**P.O. Box 1728, Pelham, AL 35124**

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

**Daniel C. Thomas and Sarah Y. Thomas, whose mailing address is:**

**1032 Hidden Forest Drive, Montevallo, AL 35115**

(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: 1489 Stoneykirk Rd., Pelham, AL 35124 to-wit:

Lot 486, according to the Final Plat of Stoneykirk at Ballantrae, Phase 4, as recorded in Map Book 37, Page 16, in the Probate Office of Shelby County, Alabama.

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

\$319,920.00 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 16th day of June, 2020.

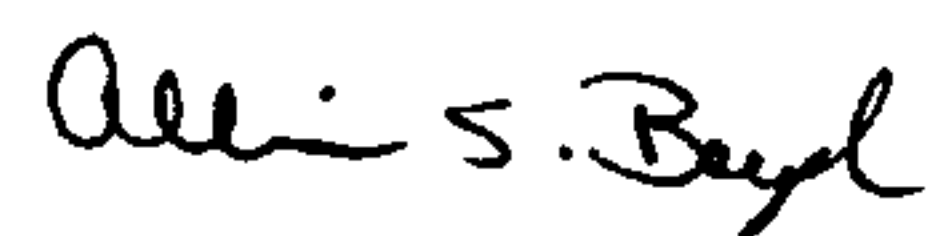
L & L PROPERTY ENTERPRISES, LLC

  
Luis Murcia  
Managing Member

State of Alabama  
County of Shelby

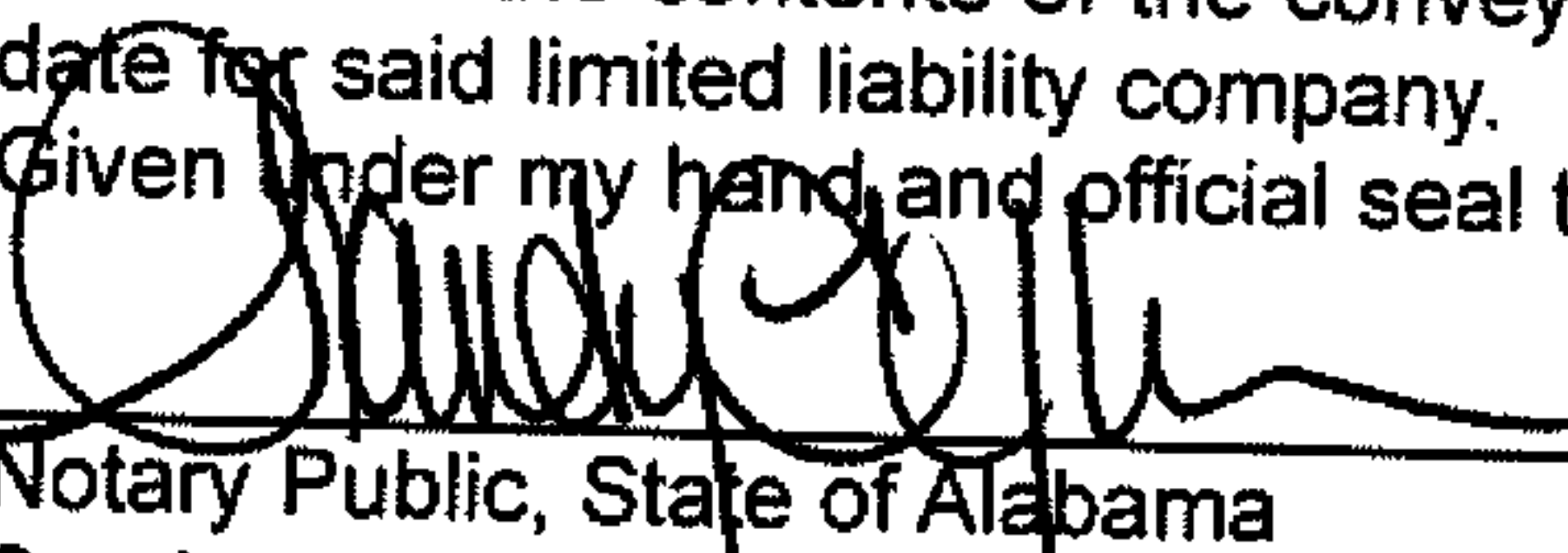


Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/18/2020 11:50:25 AM  
\$422.00 CHARITY  
20200618000249090



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Luis Murcia, whose name(s) as Managing Member of L & L Property Enterprises, LLC, whose name(s) 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 executed the same voluntarily on the day the same bears date for said limited liability company.

Given under my hand and official seal this the 16th day of June, 2020.

  
Notary Public, State of Alabama  
Sandy F. Johnson  
Printed Name of Notary  
My Commission Expires: January 22, 2023

