

20201201000548200

12/01/2020 02:09:25 PM

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

DEEDS 1/2

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

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seventy Thousand Dollars and No Cents (\$70,000.00)**, 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

Paul A. Hadidon and Patricia Hadidon, husband and wife, whose mailing address is:

314 Bonnierville Drive, Calera, AL 35040

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

L&L Property Enterprise, LLC, whose mailing address is:

P.O. Box 1726, 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: 314 Bonnierville Dr., Calera, AL 35040** to-wit:

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, and being more particularly described as follows:

PARCEL A: Begin at the Northwest corner of the SW 1/4 of the SW 1/4 of Section 2, Township 24 North, Range 13 East; thence run South along the West line of said 1/4-1/4 Section a distance of 860.85 feet; thence turn left 85 degrees 21 minutes 55 seconds and run East a distance of 210.0 feet; thence turn left 94 degrees 38 minutes 05 seconds and run North a distance of 860 feet, more or less, to the North line of said 1/4-1/4 Section; thence turn left and run West along said North 1/4-1/4 Section line a distance of 210 feet, more or less, to the point of beginning.

According to survey of Samuel J. Martin, RLS #12501.

LESS AND EXCEPT that portion of caption lands conveyed to Carl R. Jones and wife, Bonnie M. Jones, as recorded in Real Record 191, Page 872, in Probate Office.

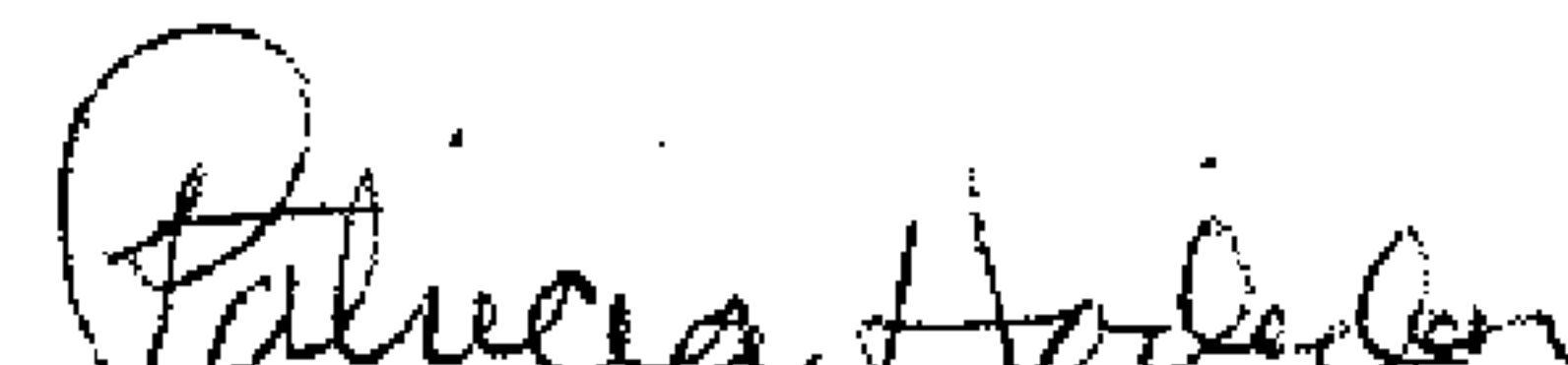
Subject to: All easements, restrictions and rights of way of record.

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 5th day of November, 2020.


Paul A. Hadidon


Patricia Hadidon

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Paul A. Hadidon and Patricia Hadidon, 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 5th day of November, 2020.

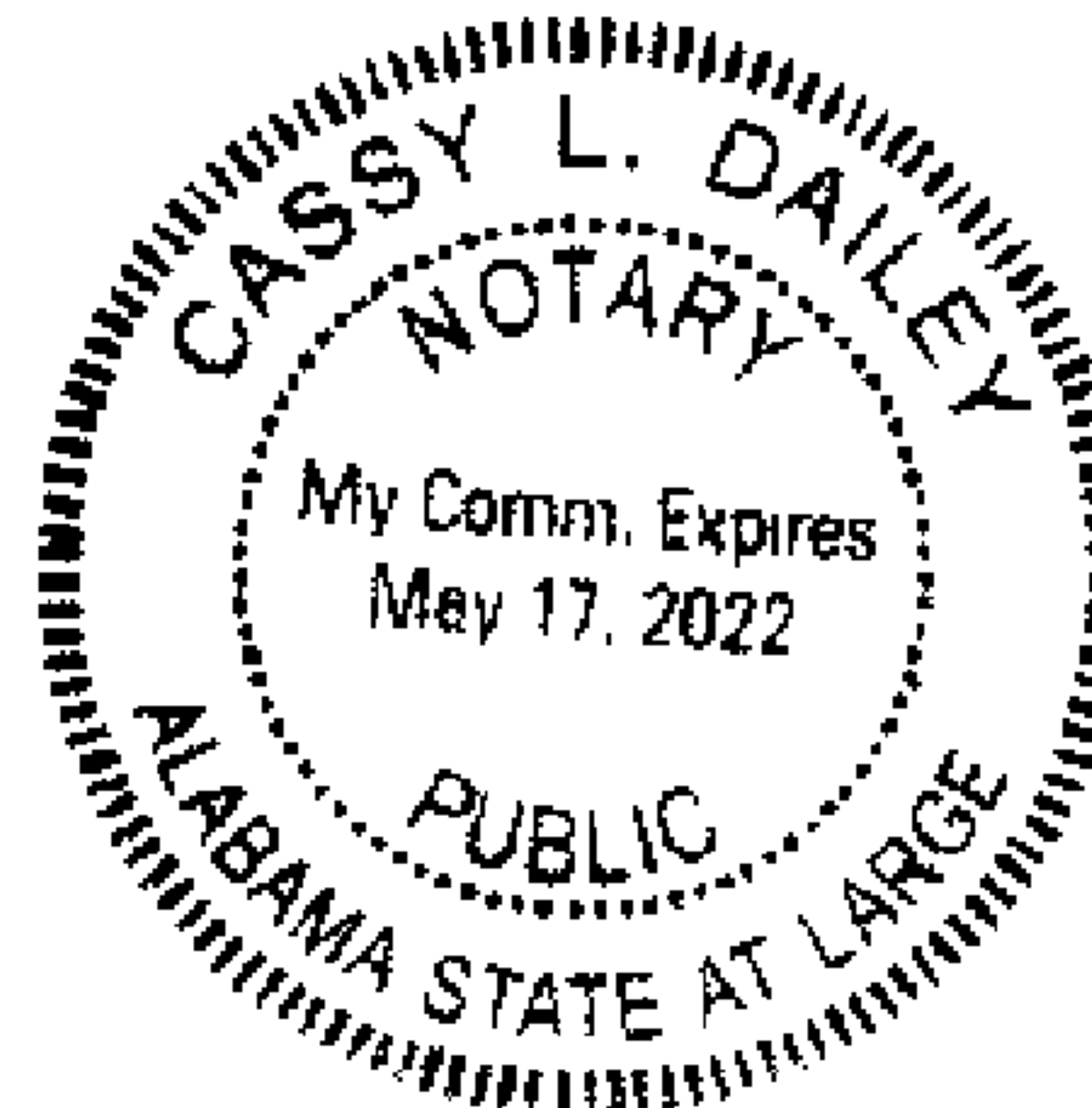

Cassy L. Dailey

Notary Public, State of Alabama

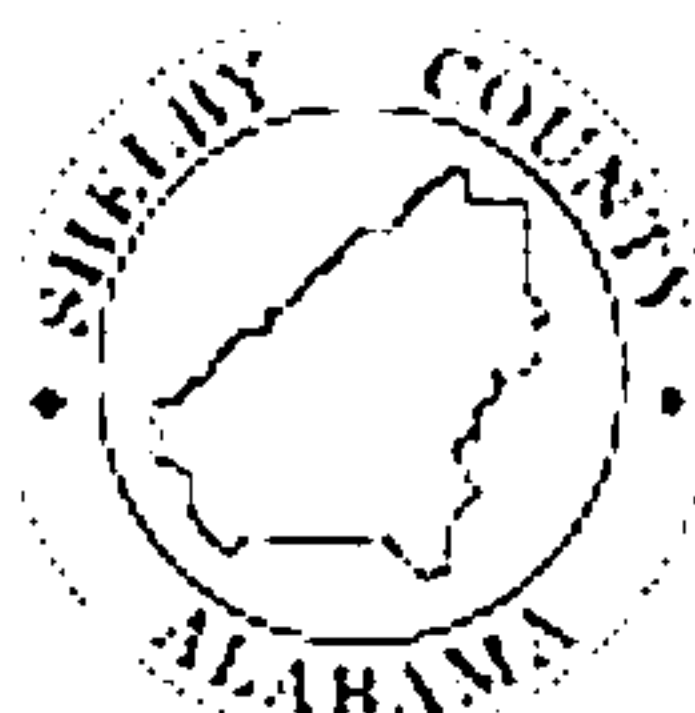
Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



20201201000548200 12/01/2020 02:09:25 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2020 02:09:25 PM
\$95.00 MIST
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