

Prepared by:
Cassy L. Dailey
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

20201202000548860
12/02/2020 08:39:39 AM
DEEDS 1/1

Send Tax Notice To:
Paul A. Hadidon
Patricia A. Hadidon

1065 Long Branch Pkwy.
Calera, AL 35040

STATUTORY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

That in consideration of Three Hundred Twenty Nine Thousand Nine Hundred Dollars and No Cents (\$329,900.00) to the undersigned Grantor, Empire Rentals LLC, an Alabama Limited Liability Company, whose mailing address is: P.O. Box 1726, Pelham, AL 35124, (herein referred to as Grantor) in hand paid by the Grantees, herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Paul A. Hadidon and Patricia A. Hadidon, whose mailing address is P.O. Box 545, Calera, AL 35040, (herein referred to as Grantees), as joint tenants, with right of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 145, according to the Survey of Long Branch Estates, Phase II, Final Platt, as recorded in Map Book 36, Page 93 A and B, in the Probate Office of Shelby County, Alabama.

Less and Except:

All property North of the white painted line of Lot 241, according to the Survey of Long Branch Estates, Phase II, Final Plat, as recorded in Map Book 36, Page 93A and 93B, in the Probate Office of Shelby County, Alabama.

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

\$313,405.00 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 the 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.

Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, Luis Murcia, who is authorized to execute this conveyance has hereto set its signature and seal, this the 20th day of November, 2020.

EMPIRE RENTALS LLC



Luis Murcia
Managing Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Luis Murcia, whose name as Managing Member of Empire Rentals LLC and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, that he, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Corporation.

Given under my hand and official seal, this the 20th day of November, 2020.



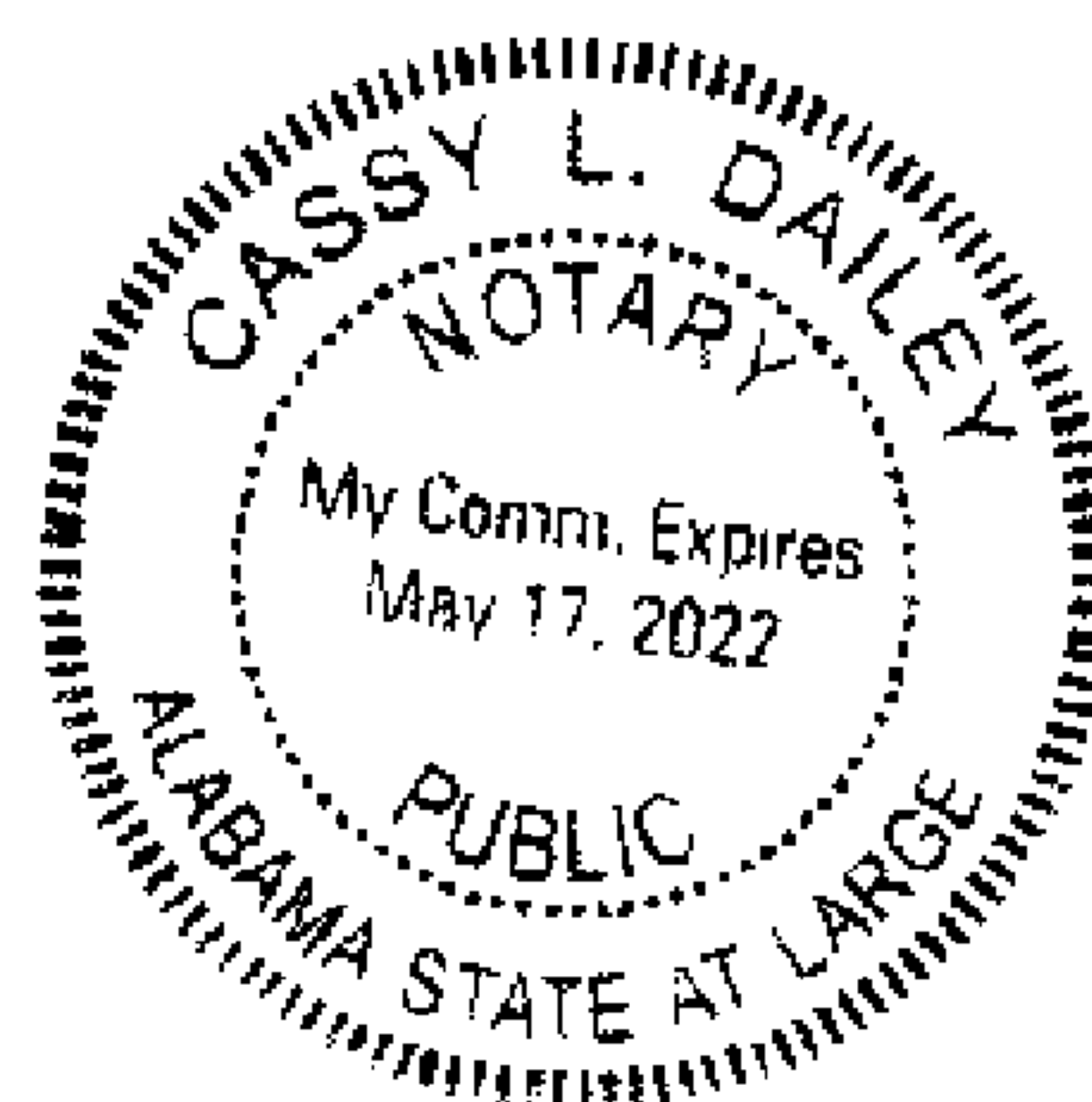
Notary Public, State of Alabama
Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2020 08:39:39 AM
\$38.50 CHERRY
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Allen S. Bayl