

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

Send Tax Notice To:
Patrick Cheatwood and Shannan Cheatwood
107 Heather Lane
Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby


20210104000003780 1/2 \$87.00
Shelby Cnty Judge of Probate, AL
01/04/2021 03:51:33 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Sixty Two Thousand Dollars and No Cents (\$62,000.00)**, 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

L & L Property Enterprise, LLC, an Alabama Limited Liability Company, whose mailing address is:

P.O. Box 1726, Pelham, AL 35124

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

Patrick Cheatwood and Shannan Cheatwood, whose mailing address is: 107 Heather Lane, 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: **252 Kings Crest Lane, Pelham, AL 35124** to-wit:

Lot 76, according to the Survey of Weatherly, King's Crest, Sector 3, Phase 3, as recorded in Map Book 18, Page 38 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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 28th day of December, 2020.

L & L Property Enterprise, LLC

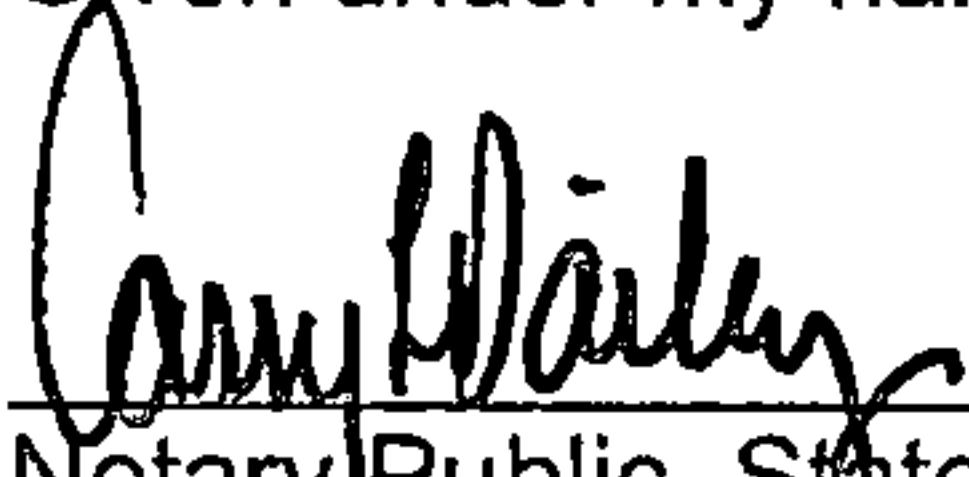


By: Luis Murcia
Its: Managing Member

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, Managing Member of L & L Property Enterprise, 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 on the day the same bears date.

Given under my hand and official seal this the 28th day of December, 2020.

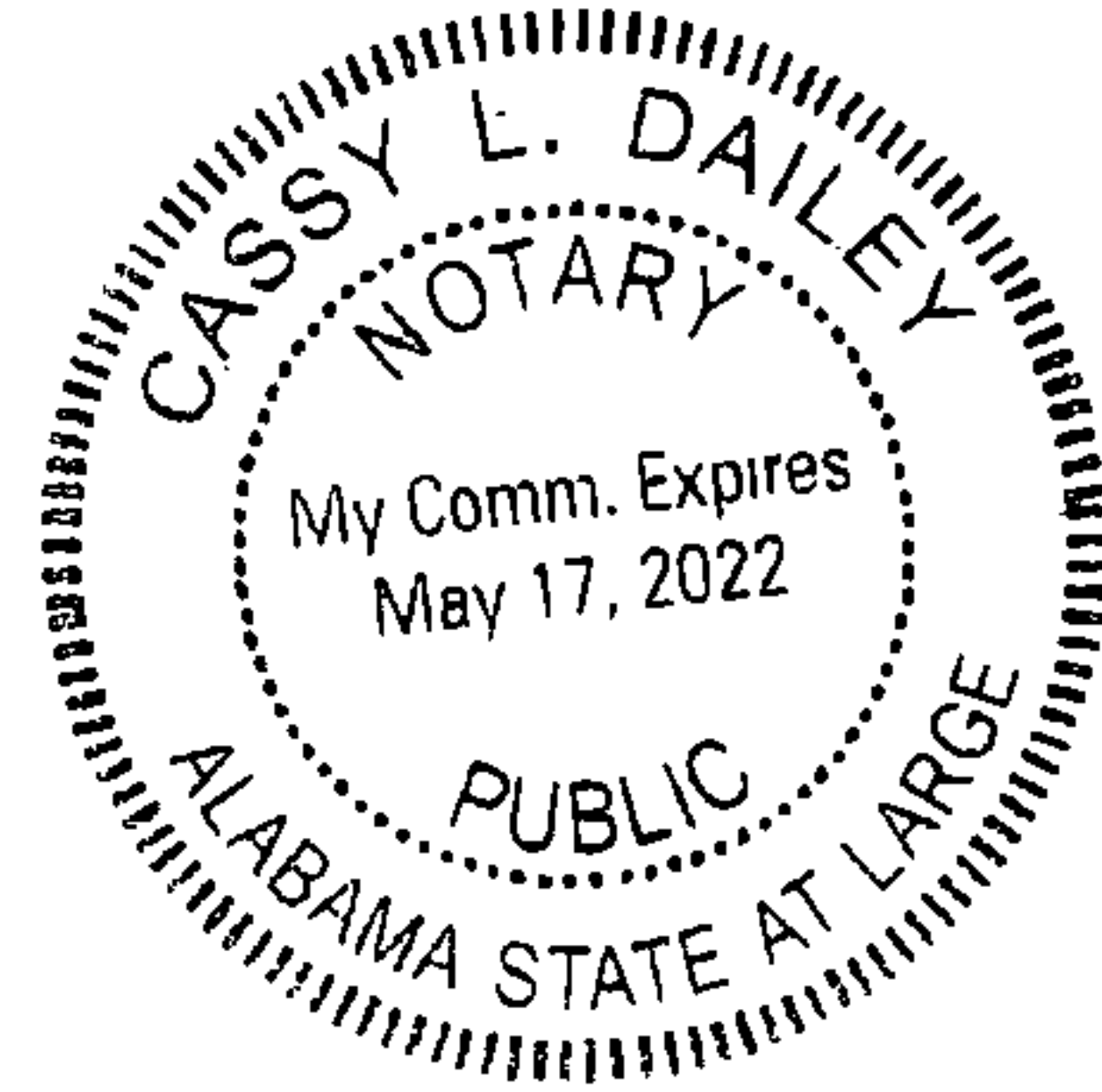


Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



20210104000003780 2/2 \$87.00
Shelby Cnty Judge of Probate, AL
01/04/2021 03:51:33 PM FILED/CERT

Shelby County, AL 01/04/2021
State of Alabama
Deed Tax:\$62.00