

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
File No.: 44444-20-3360

Send Tax Notice To: Joshua B. Richey
Stacey L. Richey
213 Bonnieville Dr.
Calera, AL 35040

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01/05/2021 03:50:03 PM
DEEDS 1/1

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Six Thousand Dollars and No Cents (\$186,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **L & L Property Enterprises, LLC, an Alabama Limited Liability Corporation whose mailing address is: P O Box 1726, Pelham, AL 35124**

(herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Joshua B. Richey and Stacey L. Richey, whose mailing address is 5094 Pleasant Hill Rd., Bessemer, AL 35022** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 213 Bonnieville Dr., Calera, AL 35040**; to wit;

Lot 16, according to the Map of Ridgecrest Subdivision, Phase One, Sector One, as recorded in Map Book 34, Page 17, in the Probate Office of Shelby County, Alabama.

Subject to: Easements, Restrictions, and Rights of Way of Record.

\$182,663.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Agent, Luis A. Murcia, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of December, 2020.

* L & L Property Enterprises, LLC
is one and the same as
L & L Properties, LLC

L & L PROPERTY ENTERPRISES, LLC

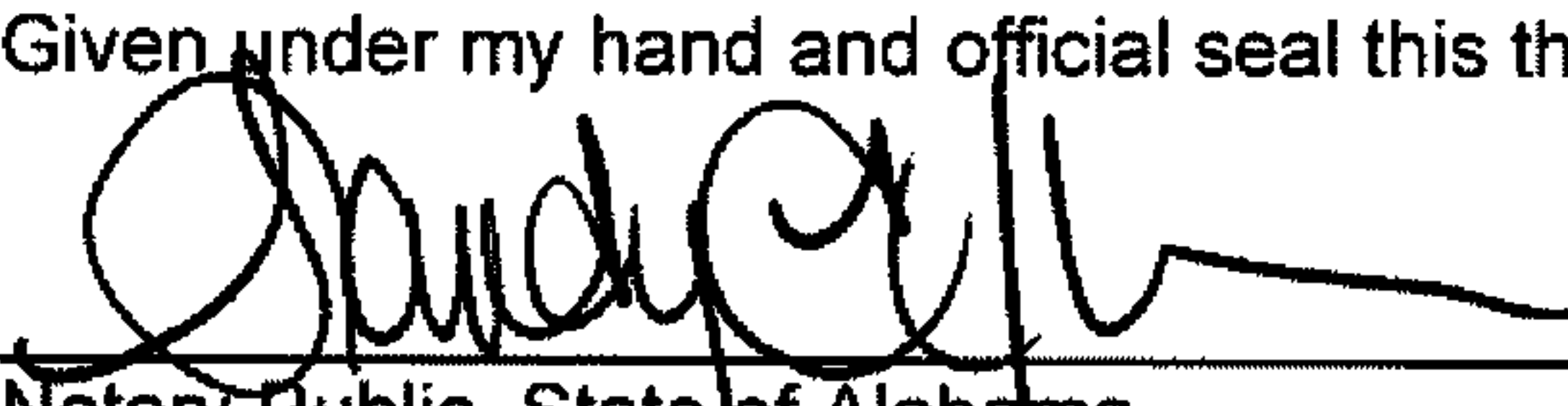

Luis A. Murcia
Authorized Agent

State of Alabama

County of Shelby

I, Sandy F. Johnson, a Notary Public in and for said County in said State, hereby certify that Luis A. Murcia, Authorized Agent of L & L Property Enterprises, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date for said limited liability company.

Given under my hand and official seal this the 17th day of December, 2020.


Notary Public, State of Alabama

Sandy F. Johnson

My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2021 03:50:03 PM
\$25.50 CHARITY
20210105000007940

