

205-733-2600
2700 Highway 280 Ste 380E
Birmingham, AL 35223
This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2021-339

20210427000206680
04/27/2021 08:05:59 AM
DEEDS 1/3

Send Tax Notice To:
L & L PROPERTY ENTERPRISES, LLC
P.O. BOX 1728
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FORTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$42,500.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **STEVE GUTHRIE** a married man, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **L & L PROPERTY ENTERPRISES, LLC** (herein referred to as GRANTEE), its successors and/or assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 70, according to the Survey of Weatherly King's Crest, Sector 3, Phase 3, as recorded in Map Book 18, Page 38, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

This property is not the homestead of STEVE GUTHRIE or his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S its successors and/or assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 21 day of April, 2021.

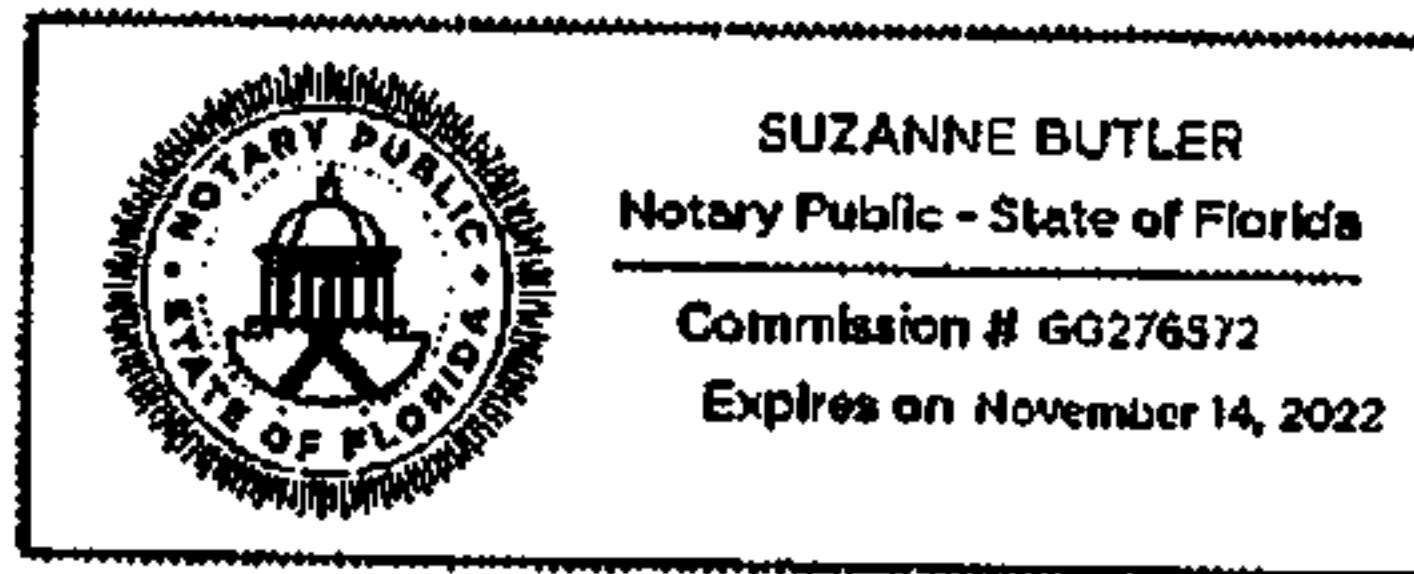
Steve Guthrie

STEVE GUTHRIE

STATE OF Florida
COUNTY OF Palm Beach }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **STEVE GUTHRIE**, whose name 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 conveyance, he has executed the same voluntarily on the day the same bears date. Who provided identification of: US Passport

Given under my hand and official seal, this 21st day of April, 2021.



[Signature]

NOTARY PUBLIC Suzanne Butler
My Commission Expires: 11/14/2022

Notarized online using audio-video communication

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name STEVE GUTHRIE
 Mailing Address 229 Fairhaven Dr
New Kensington, PA 15068

Grantee's Name L & L PROPERTY ENTERPRISES, LLC
 Mailing Address P. O. Box 1728
Pelham, AL 35124

Property Address 262 Kings Crest Lane
Pelham, AL 35124

Date of Sale April 23, 2021
 Total Purchase Price \$42,500.00
 Or
 Actual Value \$
 Or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other:

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4-23-21

Unattested



Print

Michelle Pouncey
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL
 04/27/2021 08:05:59 AM
 \$70.50 CHERRY
 20210427000206680

Sign

(Grantor/Grantee/ Owner/Agent) circle one

Allen S. Bayl