

This Instrument was Prepared by:  
Cassy L. Dailey  
South Oak Title Pelham, LLC  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124  
File No.: 44444-21-1130

Send Tax Notice To: Robert Allen Dunaway  
John Anthony Dunaway Sr  
Carol Kay Dunaway  
604 Hidden Brook Trl.  
Alabaster, AL 35114

## 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 **Two Hundred Sixty Five Thousand Dollars and No Cents (\$265,000.00)**, 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 Company, 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 **Robert Allen Dunaway, John Anthony Dunaway Sr, and Carol Kay Dunaway, whose mailing address is 566 Waterford Lane, Calera, AL 35040** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 604 Hidden Brook Trl., Alabaster, AL 35114**; to wit;

Lot 42, according to the Map or plat of Stoney Meadows Subdivision, Phase 1, as recorded in Map Book 36, Page 107 in the Probate Office of Shelby County, Alabama; together with the Affidavit of Michael R. Bridges PLS for Stoney Meadows Subdivision, Phase 1, recorded March 23 2006 at Instrument No. 20060323000138000 in the Probate Office of Shelby County, Alabama.

Subject to: Easements, Restrictions and Right-of-Way of record.

**\$215,000.00** 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 Managing Member, who is/are authorized to execute this conveyance, has hereto set his signature and seal, this the 13th day of October, 2021.

L & L PROPERTY ENTERPRISES, LLC



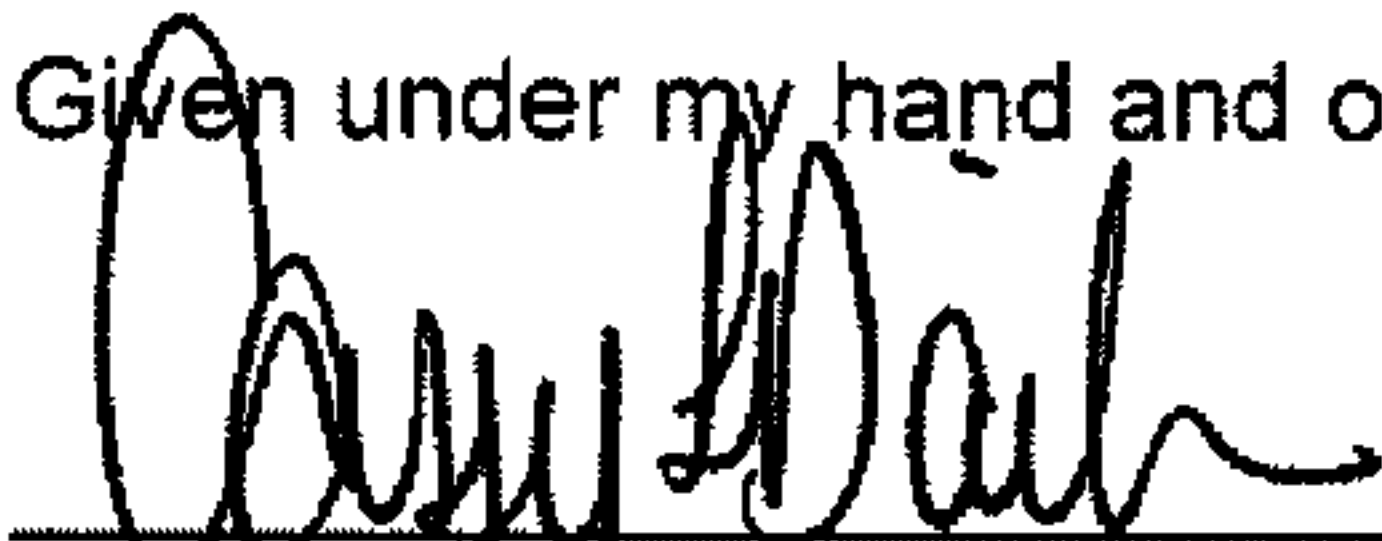
Luis A. Murcia  
Managing Member

State of Alabama

County of Shelby

I, Cassy L. Dailey, a Notary Public in and for said County in said State, hereby certify that Luis A. Murcia, whose name(s) as Managing Member 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 as such Managing Member and with full authority executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

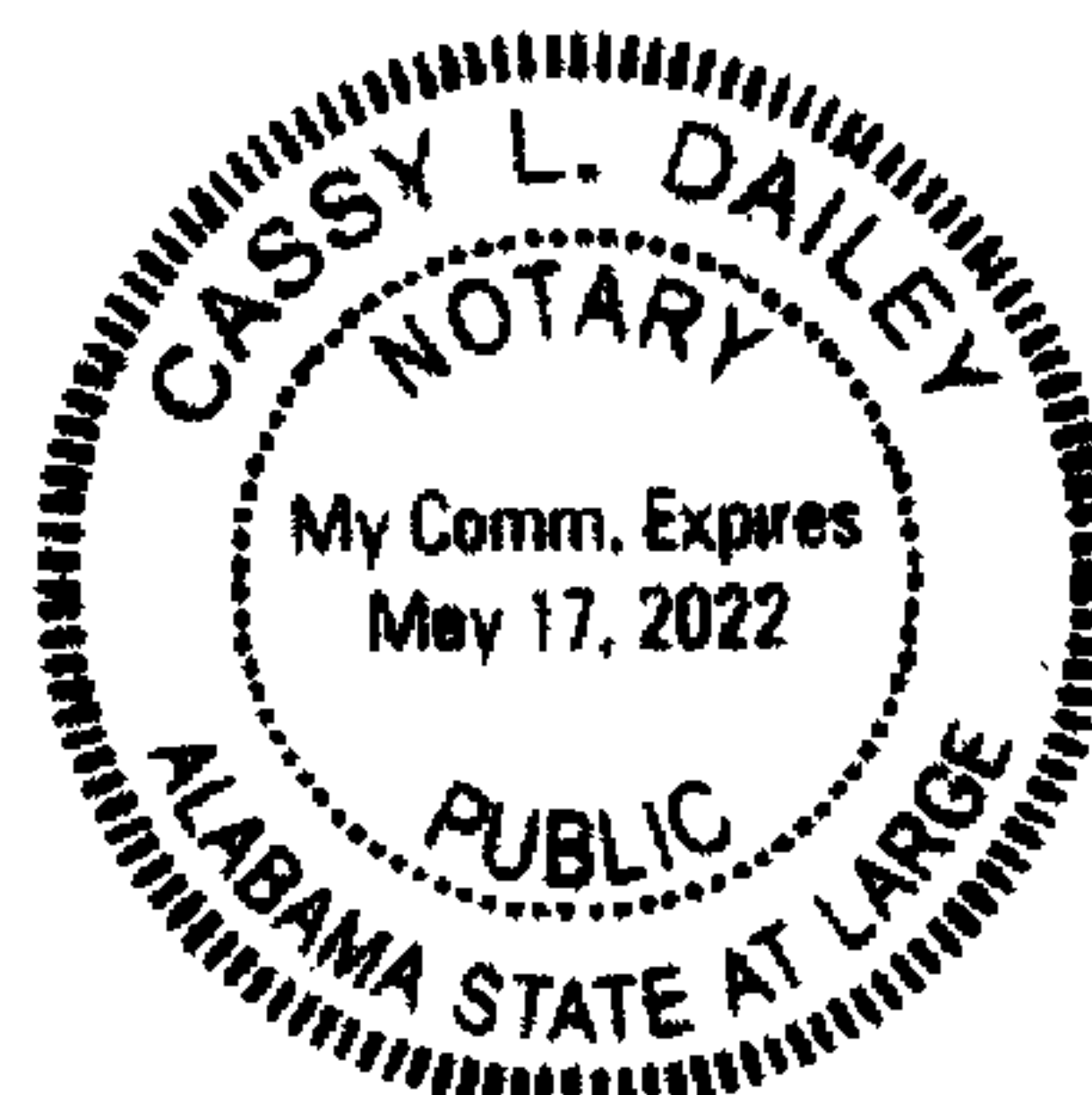
Given under my hand and official seal this the 13th day of October, 2021.



Notary Public, State of Alabama

Cassy L. Dailey

My Commission Expires: May 17, 2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/15/2021 01:57:50 PM  
\$73.00 BRITTANI  
20211015000502820

Allen S. Bayl