

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Monroe Real Estate, LLC

1025 Willow Branch Trail,
Chelsea, AL 35043

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Three Thousand Dollars and No Cents (\$153,000.00), 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

SHM Properties, LLC, a limited liability company, whose mailing address is:

5104 Hollow Log, Birmingham, AL 35244

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

Monroe Real Estate, LLC, whose mailing address is: 1025 Willow Branch Trail, Chelsea, AL 35043,

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 128 Winners Circle, Calera, AL 35040** to-wit:

Lot 151, according to the Survey of Saratoga Townhomes, as recorded in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama.

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

\$117,600.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 2 day of February, 2022.

SHM Properties, LLC

David Green
David Green, Member

State of Alabama

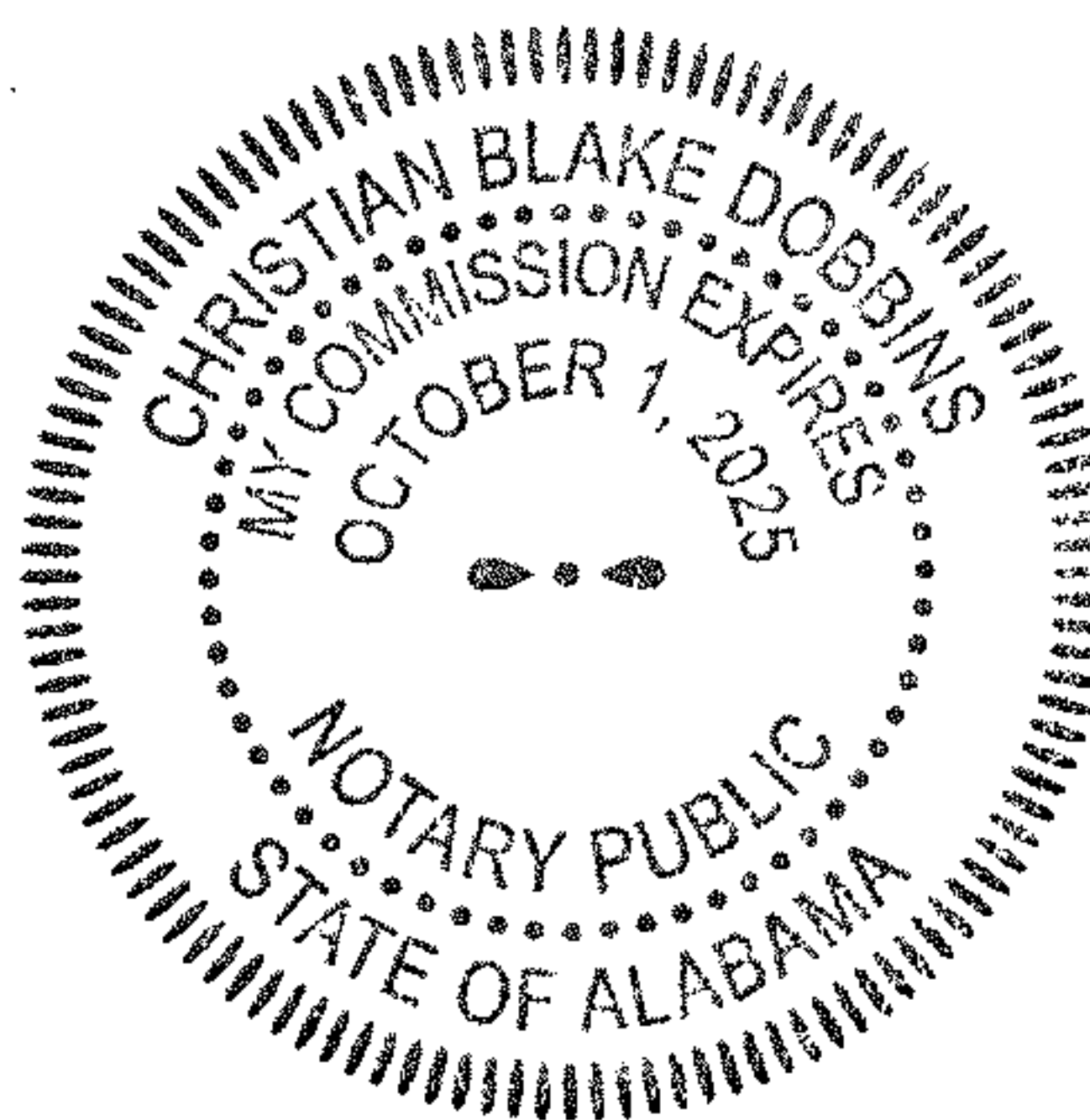
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that SHM Properties, 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 2nd day of February, 2022.

[Signature]

Notary Public, State of _____

Printed Name of Notary _____
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2022 09:53:42 AM
\$60.50 JOANN
20220203000049100

Allie S. Boyd