

20220225000082420
02/25/2022 03:30:27 PM
DEEDS 1/1

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Stephen E Williams
P.O. Box 751
Pelham, Alabama 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fourteen Thousand Seven Hundred Fifty and No/100 Dollars (\$114,750.00), and the purpose of clearing title, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,
122Sugar, LLC

(herein referred to as "Grantor") does do grant, bargain, sell and convey unto

Stephen E Williams

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 12, according to the Amended Map Sugar Oaks, as recorded in Map Book 16, Page 126, in the Probate Office of SHELBY County, ALABAMA.

ALL of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall Warrant and Defend the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 25th day of February, 2022.

122SUGAR, LLC

By: Stephen E Williams
Stephen E Williams, Member



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/25/2022 03:30:27 PM
\$23.00 CHERRY
20220225000082420

Allen S. Boyd

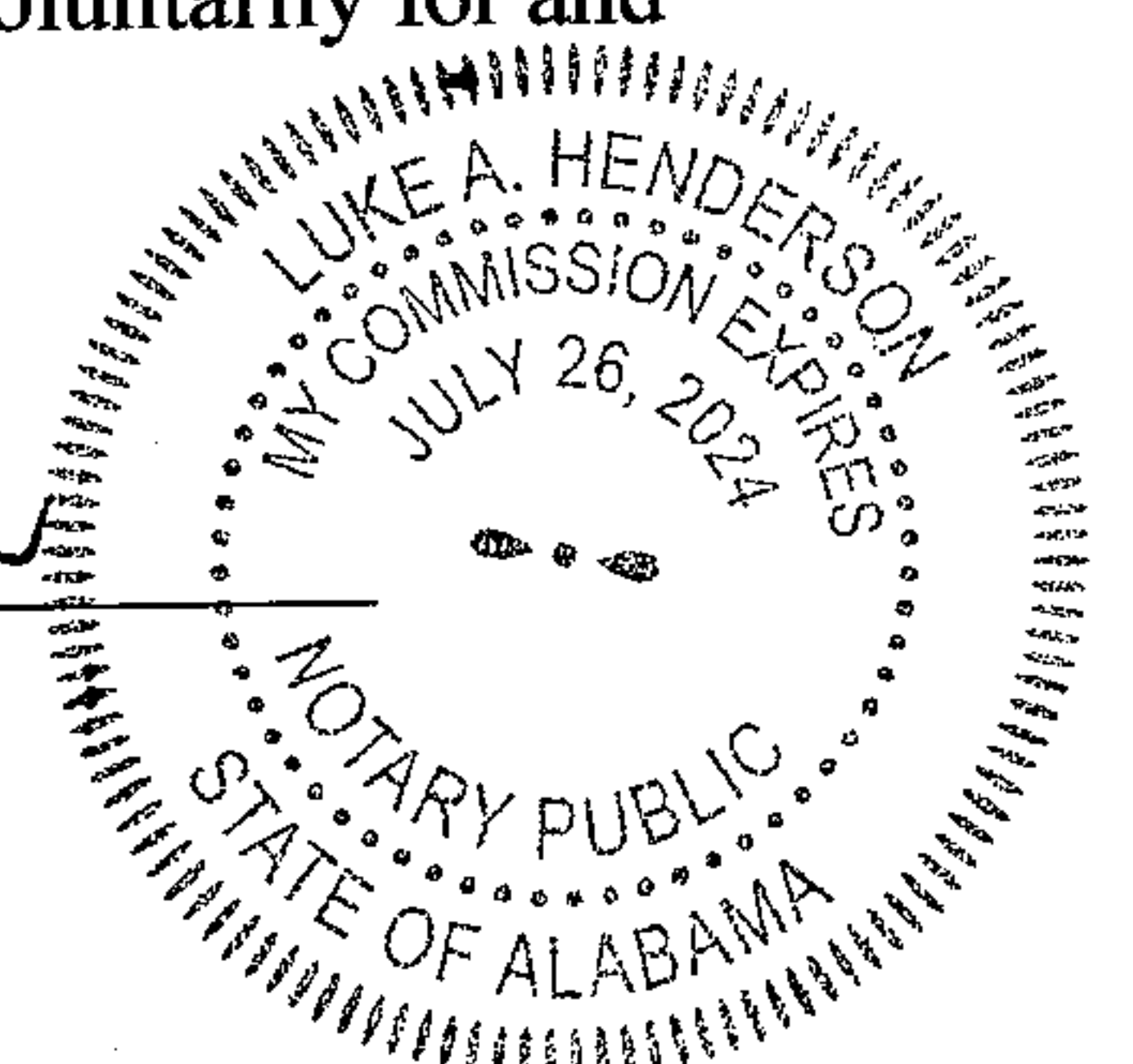
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Stephen E Williams as Member of **122Sugar, LLC** 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, Stephen E Williams in his capacity as Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this February 25, 2022.

My Commission Expires:

Luke A. Henderson
Notary Public



Grantor's Address: P.O. Box 751, Pelham, Alabama 35007
Property Address: 122 Sugar Dr Pelham, AL 35124