

This Instrument was Prepared by:
Cassy L. Dailey
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
File No.: 44444-22-0105

Send Tax Notice To: Michael P. Rode
1825 19th Street
Calera, AL 35040

20220304000090970
03/04/2022 11:25:10 AM
DEEDS 1/1

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Four Thousand Nine Hundred Dollars and No Cents (\$224,900.00)**, 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 PO Box 1728, 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 **Michael P. Rode, whose mailing address is 1601 Summerchase Dr., Birmingham, AL 35244**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1825 19th Street, Calera, AL 35040**; to wit;

Lot 7, according to the Map of Havens Resurvey recorded in Map Book 37, Page 98 in the Probate Office of Shelby County, Alabama.

\$218,960.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

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 28th day of February, 2022.

L & L PROPERTY ENTERPRISES, LLC

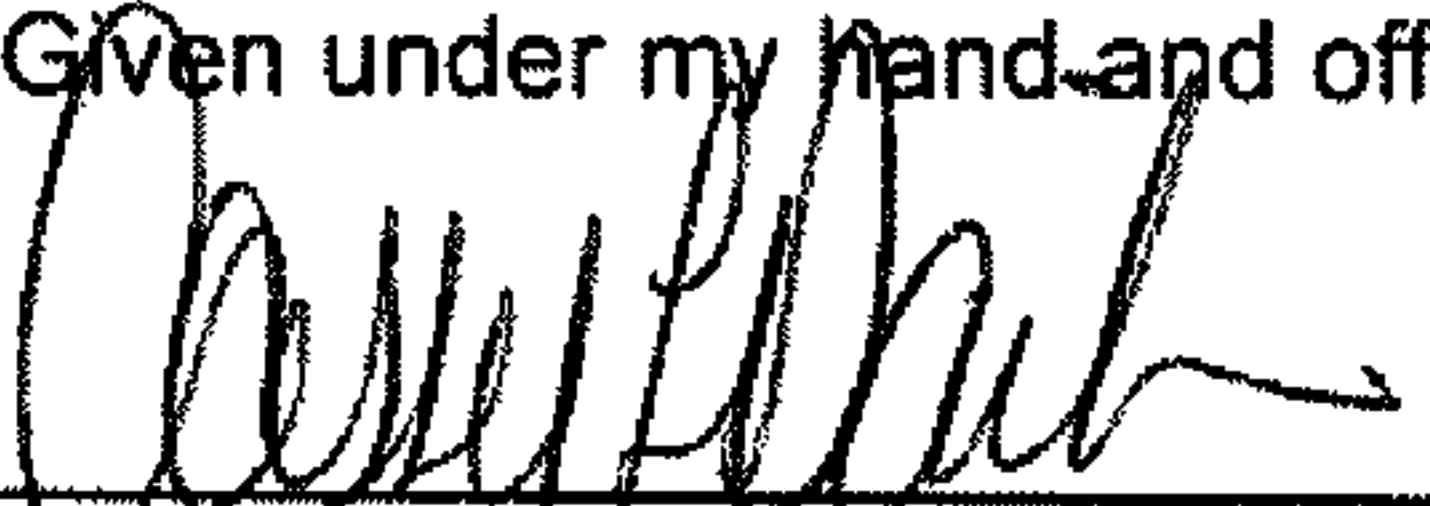

Luis A. Murcia
Authorized Agent

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, 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.

Given under my hand and official seal this the 28th day of February, 2022.


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
03/04/2022 11:25:10 AM
\$28.00 CHARITY
20220304000090970

