

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
J&M Legacy Investments, LLC
1024 Commerce Blvd.
Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Sixteen Thousand Dollars and No Cents (\$16,000.00)**, 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

Ladybug Properties, LLC, an Alabama Limited Liability Company, whose mailing address is:

P.O. Box 674, Alabaster, AL 35007

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

J&M Legacy Investments, LLC, whose mailing address is: 1024 Commerce Blvd., Pelham, AL 35124
~~408 Oakwell Cove, 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: 408 Oakwell Cove, Calera, AL 35040** to-wit:

Lot 18, according to the Survey of Camden Cove West, Sector III, Phase I, as recorded in Map Book 35, Page 14, in the Probate Office of Shelby County, Alabama.

Subject to: All 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 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 11th day of July, 2022.

LADYBUG PROPERTIES, LLC

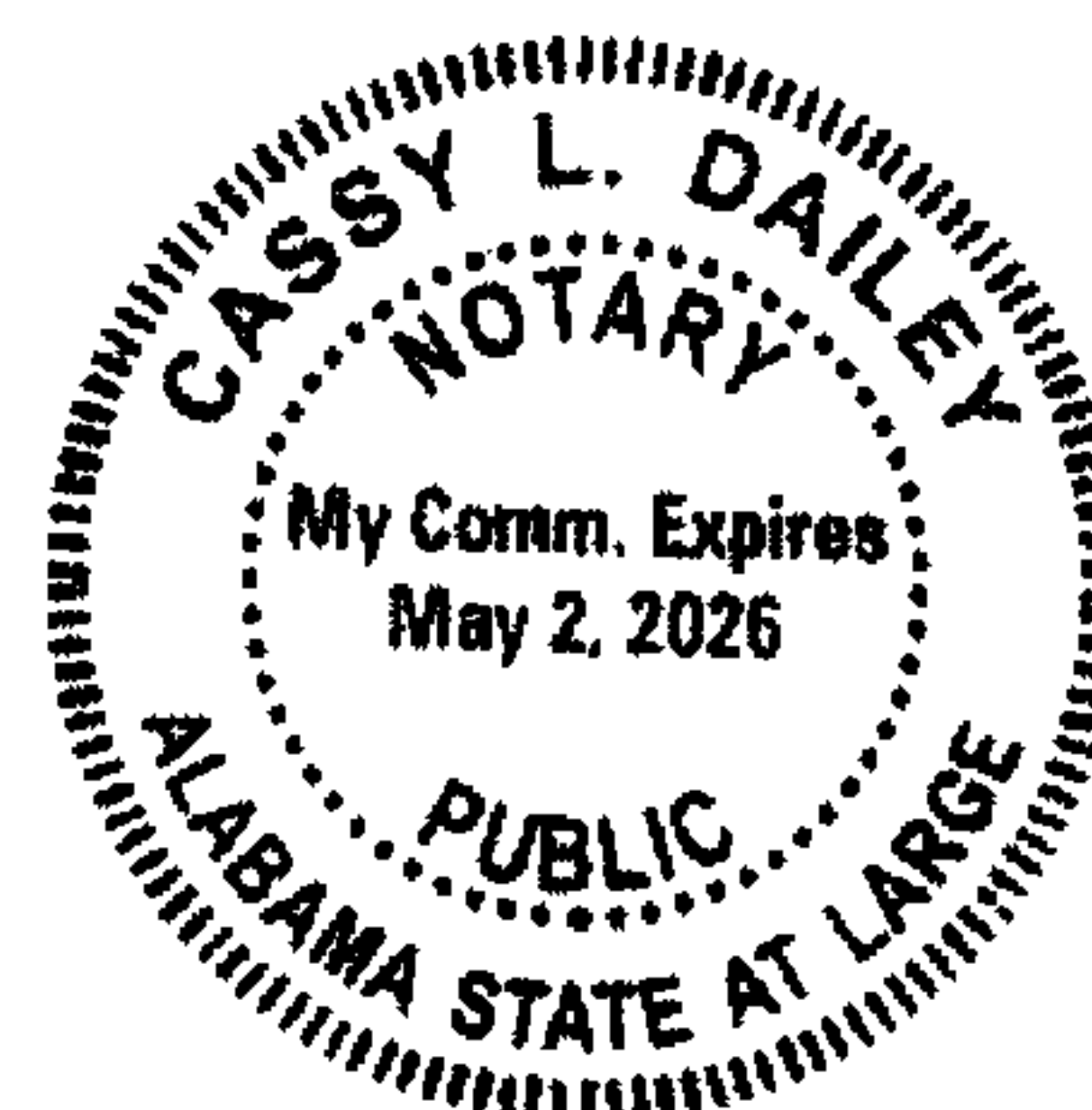
Janice Schneiberg
Janice Schneiberg
Authorized Agent

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Janice Schneiberg, Authorized Agent for Ladybug 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 11th day of July, 2022.

Cassy L. Dailey
Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/13/2022 02:24:24 PM
\$38.00 BRITTANI
20220713000277150

Alvin S. Bevil