

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

Send Tax Notice To:
Empire Rentals, LLC
10 Chatham Ct.
Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOWALL MEN BY THESE PRESENTS:

That in consideration of **Twenty One Thousand Dollars and No Cents (\$21,000.00)**, 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

J&M Legacy Investments, LLC, an Alabama Limited Liability Company, whose mailing address is:

PO Box 655 Pelham, AL 35124

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

Empire Rentals, LLC, whose mailing address is: 10 Chatham Ct., Pelham, AL 35124

(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 Street, Calera, AL 35040** to-wit:

Lot 18, according to the Final Plat of Camden Cove West, Sector 3, Phase 1, 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.

J&M LEGACY INVESTMENTS, LLC

Joseph M. Pitts

Joseph M. Pitts
Managing Member

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Joseph M. Pitts, Managing Member of J&M Legacy Investments, 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.

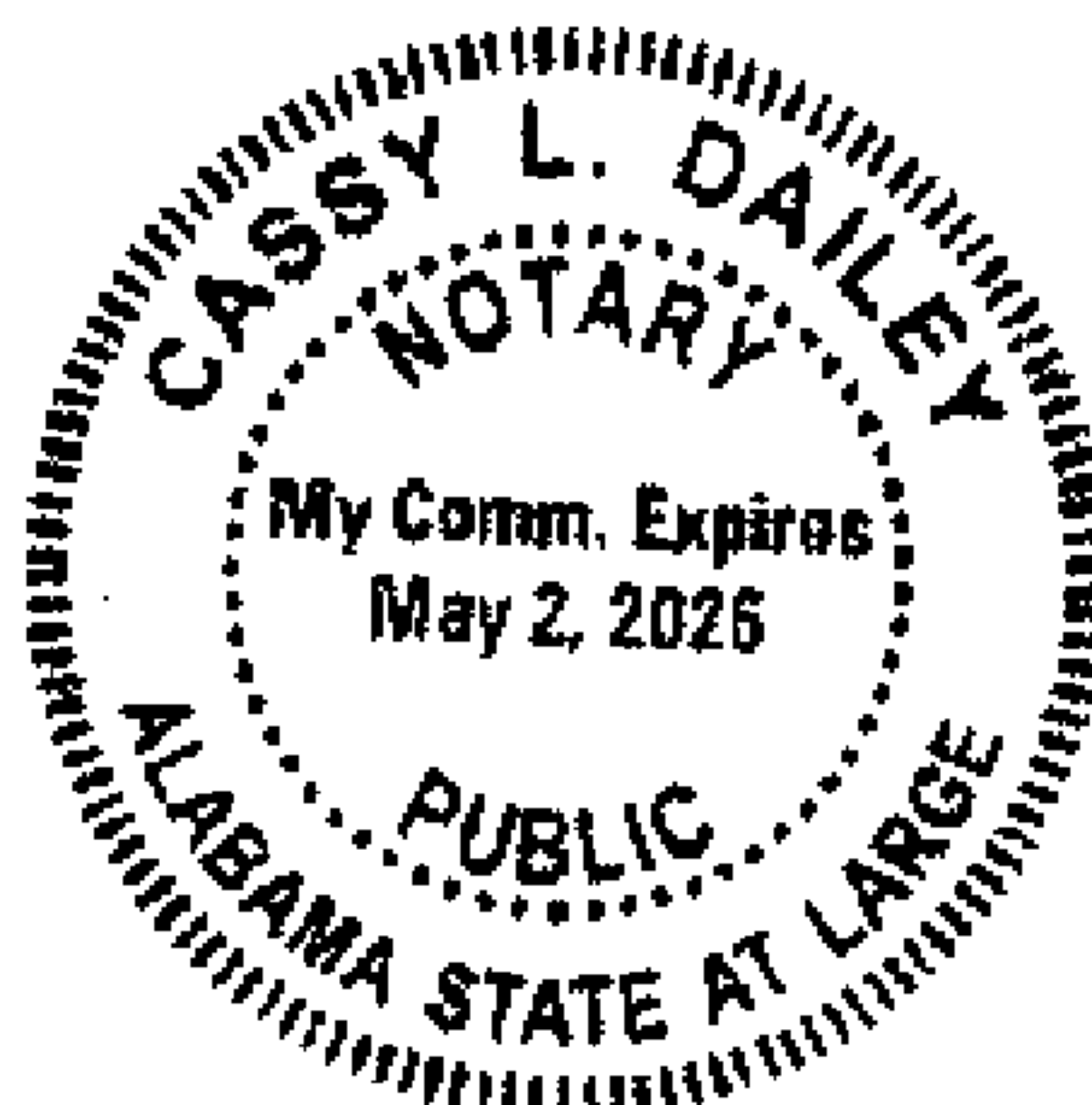
Cassy L. Dailey

Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/13/2022 02:39:03 PM
\$43.00 BRITTANI
20220713000277200

Allen S. Bayl