

Send Tax Notice to:
Linda Cunningham Lakeman
198 Heritage Trace Pkwy
Montevallo, AL 35115

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-1811**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$379,900.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Empire Rentals, LLC, an Alabama Limited Liability Company** (herein referred to as "Grantor," whether one or more), whose mailing address is

PO Box 1726, Pelham, AL 35124

by **Linda Cunningham Lakeman** (herein referred to as "Grantee"), whose mailing address is

3356 Hardwood Drive, Saraland, AL 36571

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **198 Heritage Trace Pkwy, Montevallo, AL 35115-8906**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$284,925.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 15 day of August, 2022

Empire Rentals, LLC, an Alabama Limited Liability Company

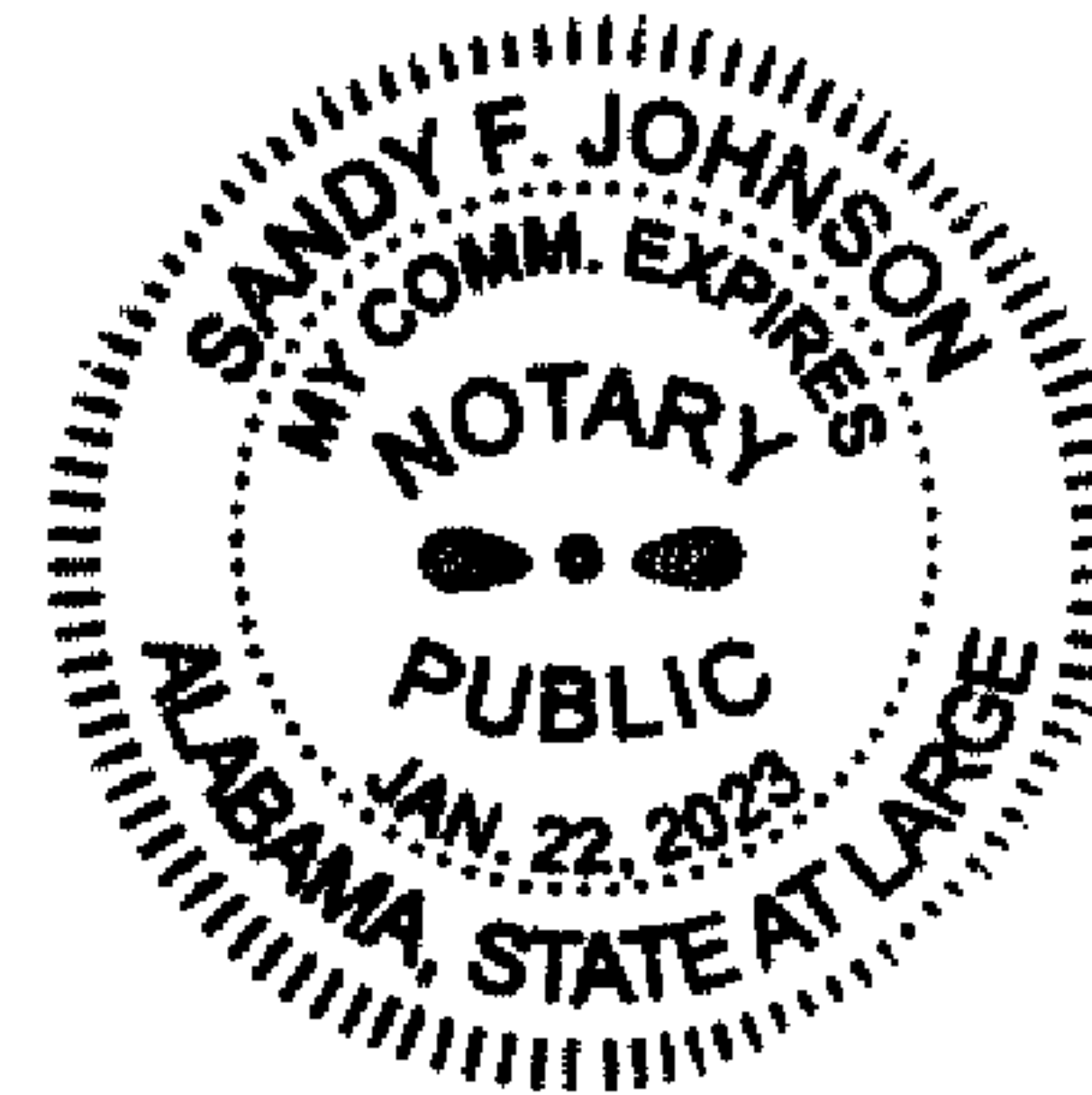
By: [Signature]
Luis Murcia, Managing Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Luis Murcia, Managing Member**, whose name(s) as **Managing Member(s)** of **Empire Rentals, LLC**, a/an **Alabama** corporation, 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Empire Rentals, LLC**, on the day the same bears date.

Given under my hand and official seal this 15 day of August, 2022

[Signature]
Notary Public, State of Alabama
Sandy F. Johnson
Printed Name
My Commission Expires: 01/22/2023



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EXHIBIT A

Property 1:

Lot 163 according to the Survey of Heritage Trace Phase 3, as recorded in Map Book 39, Page 17, in the Probate Office of Shelby County, Alabama



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/17/2022 12:20:55 PM
\$123.00 JOANN
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General Warranty Deed - LE (AL)

Allen S. Bayl