

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

20220923000367220
09/23/2022 01:12:49 PM
DEEDS 1/2

WARRANTY DEED

SEND TAX NOTICES TO:

12415 Hwy 47
Shelby, AL 35143

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Two Hundred Twenty-Five Thousand and 00/100 (\$225,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Sharon Pledger, a married person, in hand paid by the GRANTEE(S), LR Holdings, LLC, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lots 3 and 4, according to the survey of Waxahatchee Hollow, as recorded in Map Book 20, Page 94, in the Probate Office of Shelby County, Alabama.

NOTE: \$295,800.00 of the purchase price was obtained by a Purchase Money Mortgage.

Prior Deed Reference: Instrument 20110502000132090

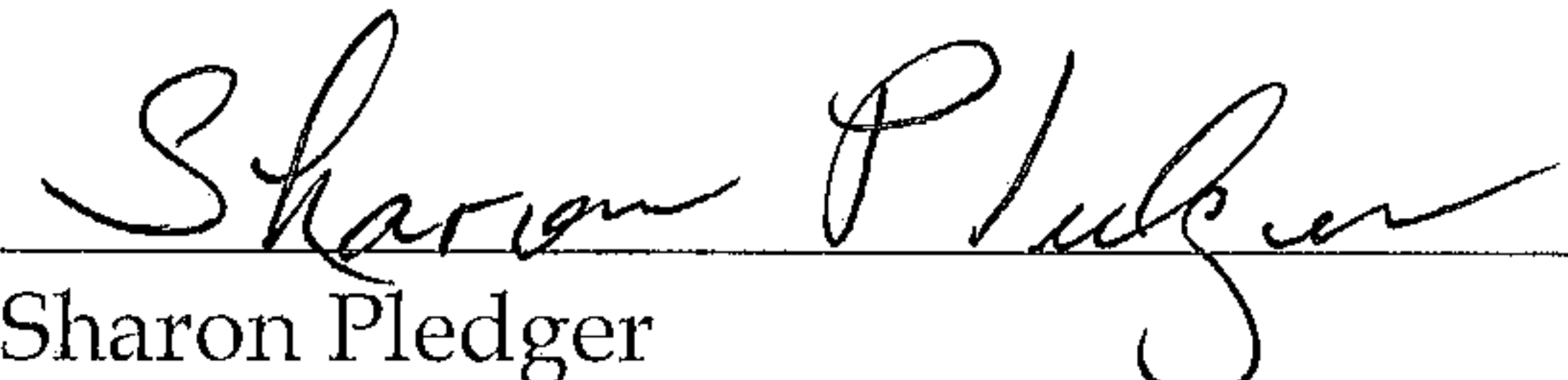
NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs,

executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

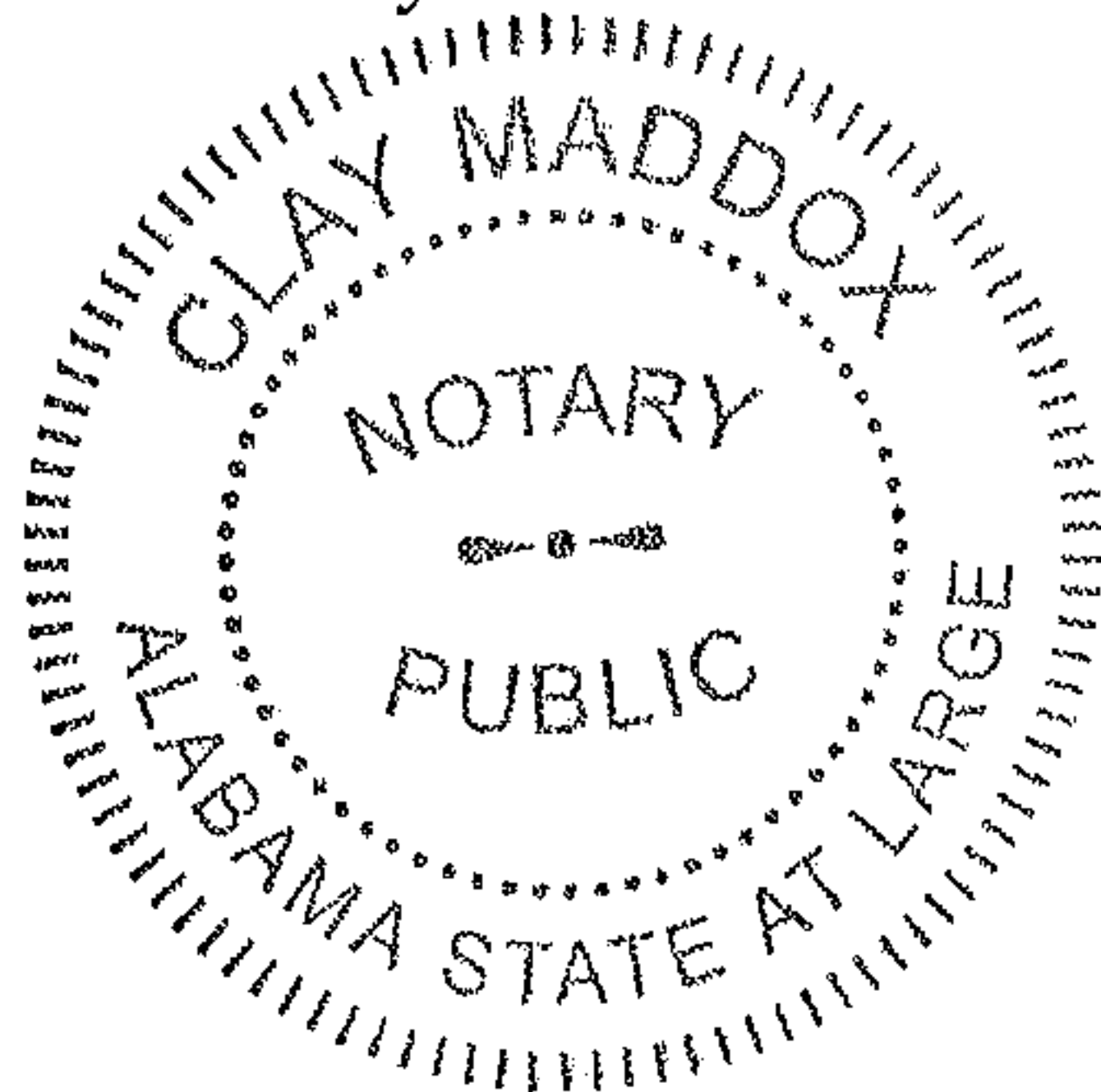
IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 22nd day of September, 2022.


Sharon Pledger

STATE OF ALABAMA)
)
COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Sharon Pledger** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of September, 2022.




NOTARY PUBLIC
My Commission Expires: 4-23-23

Address of Grantee:
12415 Hwy 47
Shelby, AL 35143

Address of Grantor:
904 2nd Ave N
Clanton, AL 35045

Property Address:
0 County Road 47
Shelby, AL 35143

Real Value: \$225,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/23/2022 01:12:49 PM
\$26.00 JOANN
20220923000367220

