

Send Tax Notice to:  
Veronica L. Tolbert  
387 Oxford Way  
Pelham, AL 35124

This Instrument Prepared By:  
**Cassy Dailey**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-22-4154

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FIVE HUNDRED THIRTY THOUSAND AND 00/100 (\$530,000.00)** 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

**L & L Property Enterprises, LLC, an Alabama Limited Liability Company** (herein referred to as "Grantor," whether one or more), whose mailing address is

P.O. Box 1726, Pelham, AL 35124

by **Veronica L. Tolbert** (herein referred to as "Grantee"), whose mailing address is

387 Oxford Way, Pelham, AL 35124

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 **387 Oxford Way, Pelham, AL 35124,**

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.

**\$330,000.00 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 16 day of November 2022.

L & L Property Enterprises, LLC, an Alabama Limited Liability Company

By: [Signature]  
Luis A. Murcia, Authorized Agent

State of Alabama  
County of Shelby

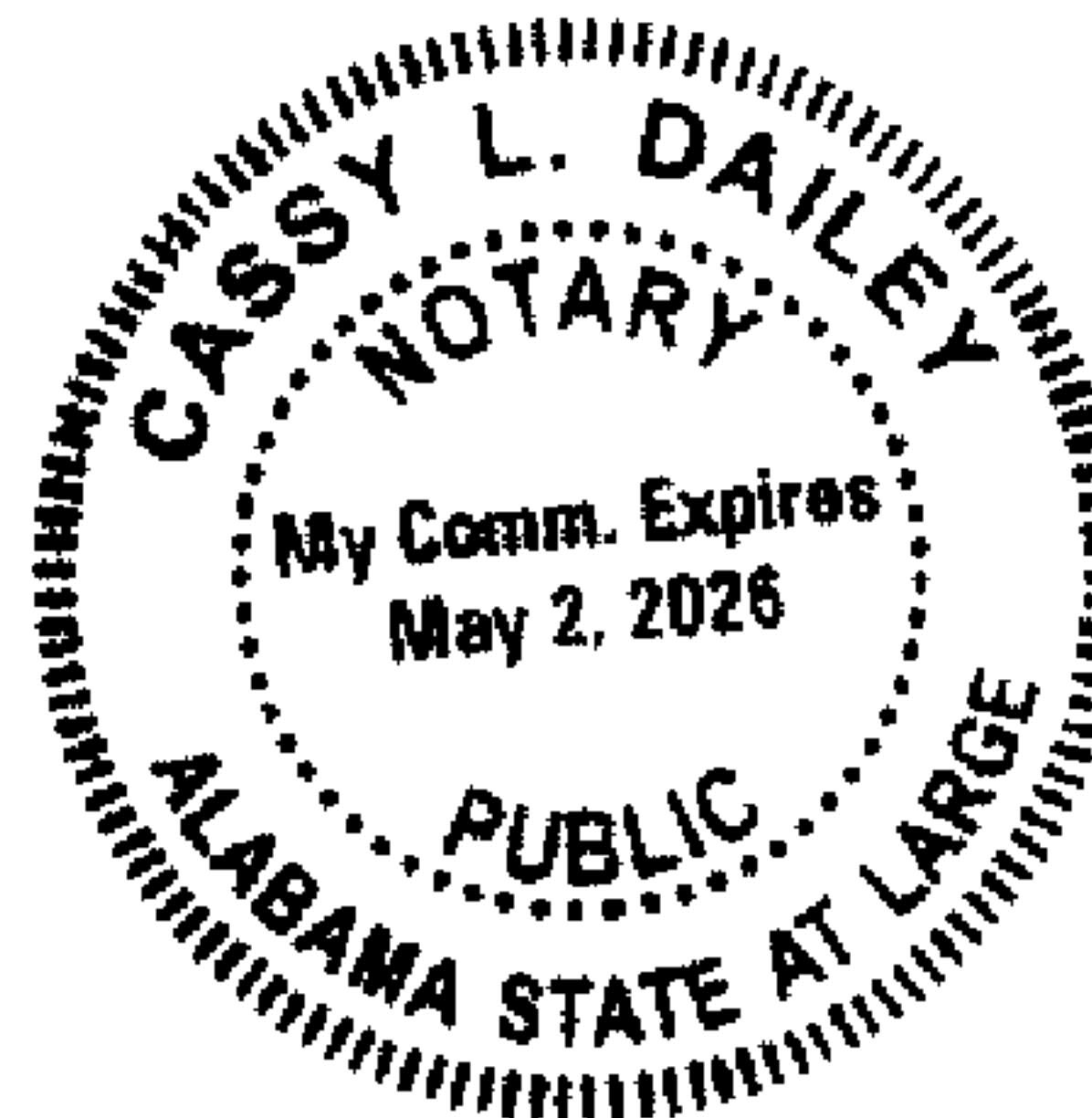
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Luis A. Murcia, Authorized Agent**, whose name(s) as **Authorized Agent(s)** of **L & L Property Enterprises, LLC**, a/an **Alabama** corporation, is signed to the foregoing conveyance, and who is known to 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 **L & L Property Enterprises, LLC**, on the day the same bears date.

Given under my hand and official seal this 16 day of November, 2022

[Signature]  
Notary Public, State of

Cassy L. Dailey  
Printed Name

My Commission Expires: 05/02/2026



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**EXHIBIT A**

Property 1:

Lot 2652, according to the Survey of Weatherly Highlands, The Ledges, Sector 26, Phase Two as recorded in Map Book 38, Page 94, 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**  
**11/22/2022 01:57:34 PM**  
**\$228.00 BRITTANI**  
**20221122000431010**  
General Warranty Deed - LE (AL)

*Allen S. Bayl*