

20221205000442290  
12/05/2022 02:25:03 PM  
DEEDS 1/2

Prepared by:  
Cynthia A. Martin  
1780 Gadsden Highway  
Birmingham, AL 35235  
File No.: 2022-6612

Send Tax Notice to:  
Jaime Wesson Carroll and Joshua Heath Williams  
203 Griffin Park Drive  
Birmingham, AL 35242

**LIMITED LIABILITY COMPANY WARRANTY DEED**  
**Jointly for Life with Remainder to Survivor**

State of AL

County of Shelby

} KNOW ALL MEN BY  
THESE PRESENTS,

That in consideration of SIX HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS (\$685,000.00) to the undersigned grantor, LD Property Investments, LLC, an Alabama limited liability company (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Jaime Wesson Carroll, an unmarried woman and Joshua Heath Williams, an unmarried man, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1A, according to the Survey of Griffin Park at Eagle Point, Sector 2, Phase 1, as recorded in Map Book 48, Page 98, A, B, C, D and E, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

**Note:** \$548,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD,** To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** the said Grantor by Josh Doyle, as Member who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1<sup>st</sup> day of December, 2022.

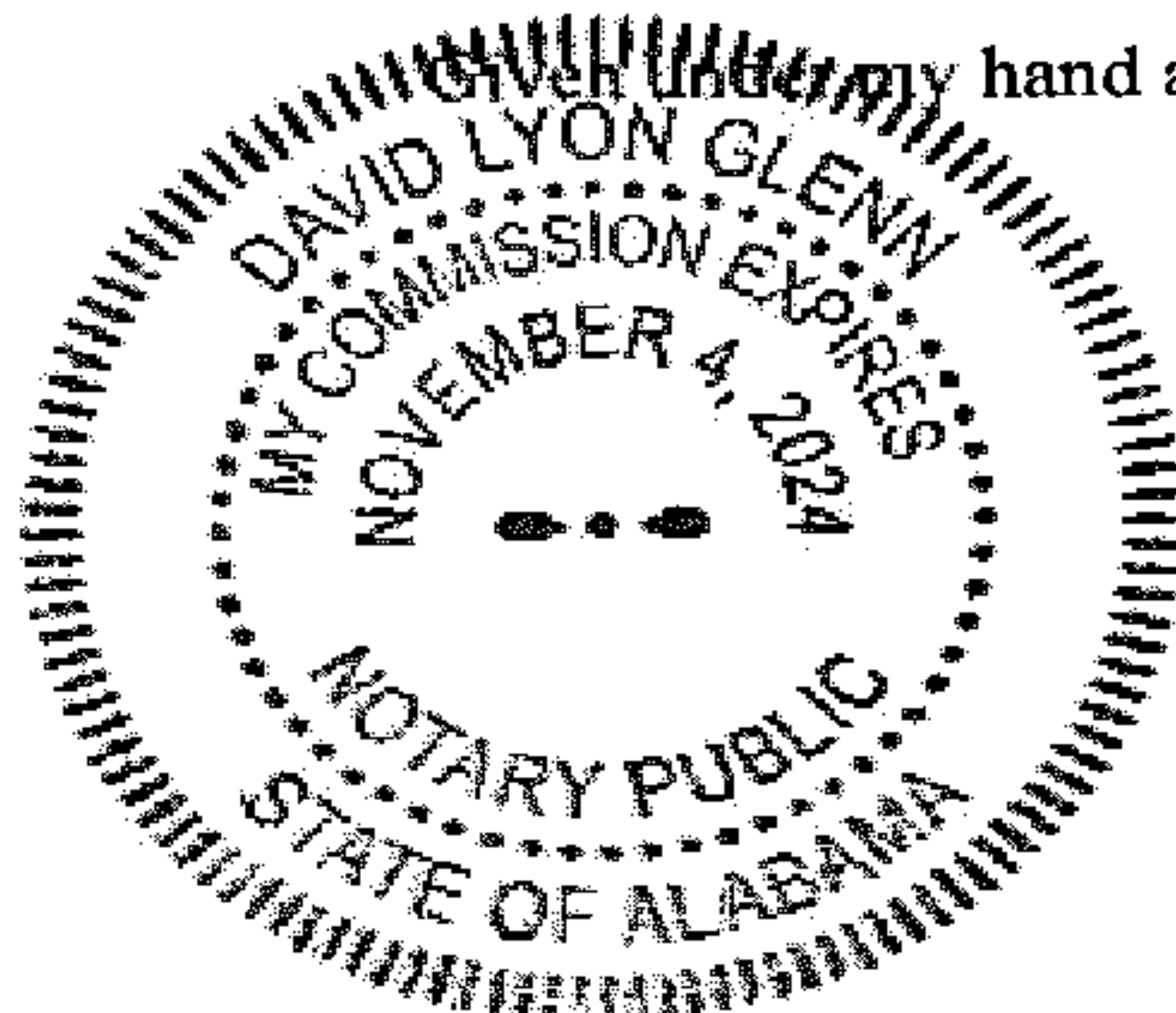
LD Property Investments, LLC

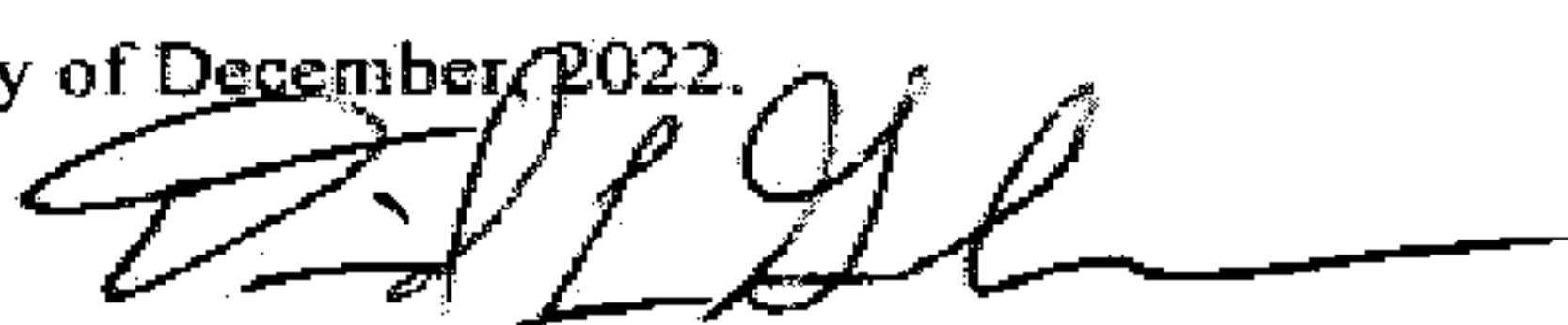
By:   
Josh Doyle, Member

State of Alabama  
County of Madison

I, David Lyon Glenn, a Notary Public in and for said County in said State, hereby certify that, Josh Doyle, whose name as Member of LD Property Investments, LLC, an Alabama limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company

Given under my hand and official seal this the 1st day of December, 2022.



  
Notary Public: David Lyon Glenn

My Commission Expires: November 4, 2024

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name LD Property Investments, LLC  
 Mailing Address 108 Cedar Run Lane  
Huntsville, AL 35811

Property Address 203 Griffin Park Drive  
Birmingham, AL 35242

Grantee's Name Jaime Wesson Carroll and Joshua Heath Williams

Mailing Address 203 Griffin Park DR  
Birmingham, AL 35242

Date of Sale December 2, 2022

Total Purchase Price \$685,000.00

Or

Actual Value \$ \_\_\_\_\_

Or

Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)  
 (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
 \_\_\_\_\_ Other:

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Name: LD Property Investments, LLC

Date: 1<sup>st</sup> day of December, 2022

LD Property Investments, LLC

By: [Signature]  
 Josh Doyle, Member

[Signature] (Verified)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/05/2022 02:25:03 PM  
 \$162.00 JOANN  
 20221205000442290

Form RT-1

Allen S. Bayal