

Send Tax Notice to:
Roberto Sandoval Mendoza and
Roselia Aracely Mejia Castaneda
4000 Hwy 11
Pelham, AL 35124

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-23-8143**

STATE OF ALABAMA
COUNTY OF **SHELBY**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SEVENTY FIVE THOUSAND AND 00/100 (\$75,000.00) 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 & H Enterprises, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more), whose mailing address is

1035 Lake Heather Rd. Hoover, AL 35242

by **Roberto Sandoval Mendoza and Roselia Aracely Mejia Castaneda (herein referred to as "Grantee," whether one or more)**, whose mailing address is

4000 Hwy 11 Pelham AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **89 Gilmore Nick Circle, Montevallo, AL 35115**, 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, 2023 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$45,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, 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(s), 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(s), his/her 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 7 day of April, 2023.

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

By: Linda L. Hutton
Linda L. Hutton, Managing Member

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Linda L. Hutton**, whose name(s) as **Managing Member(s)** of **L & H 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 & H Enterprises, LLC**, on the day the same bears date.

Given under my hand and official seal this 7 day of April, 2023.

[Signature]
Notary Public

Printed Name
My Commission Expires:

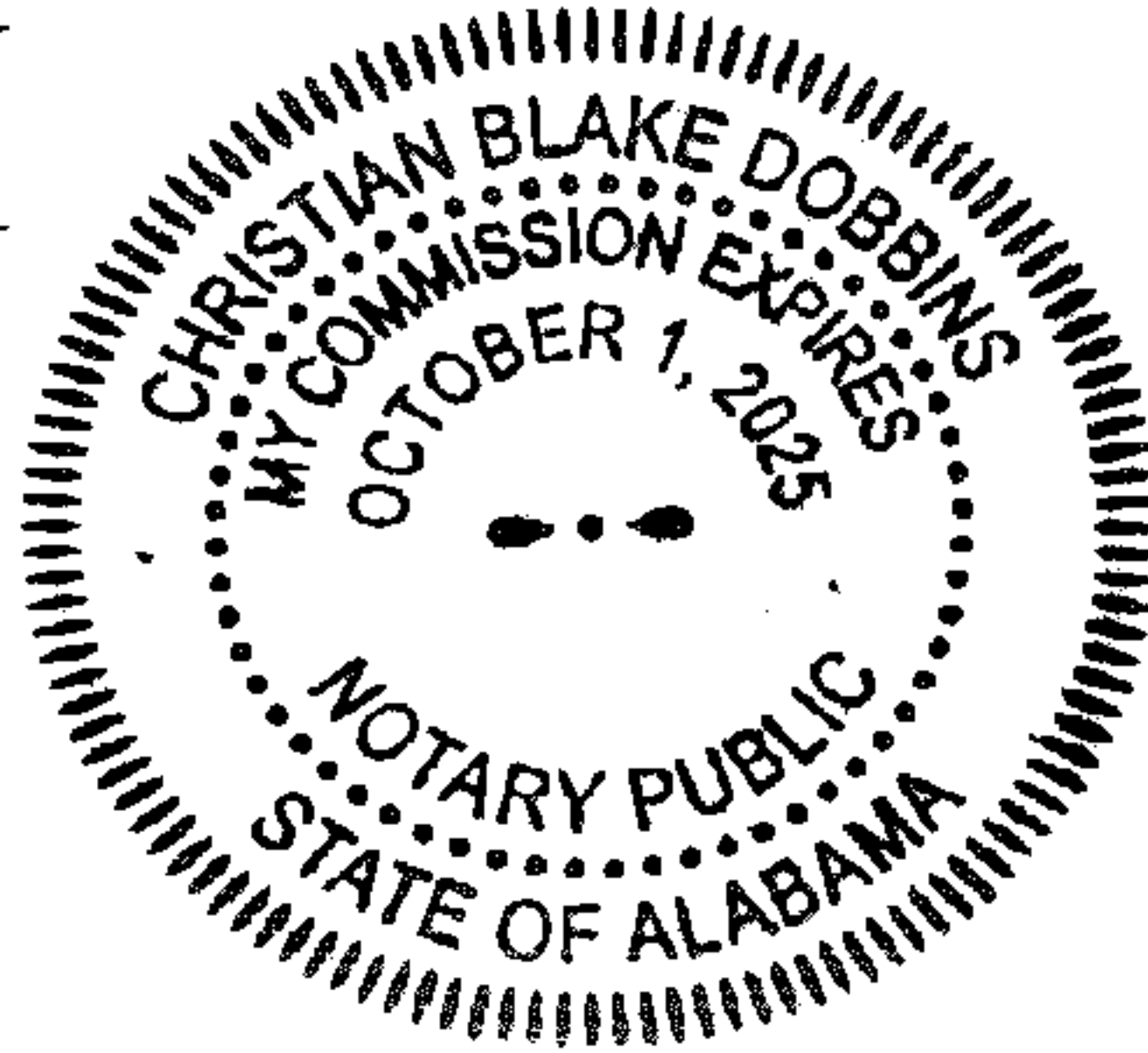


EXHIBIT A

Property 1:

Lot 6, in Block 2, according to the Map of Aldmont, as recorded in Map Book 3, Page 3, 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
04/07/2023 01:56:50 PM
\$58.00 JOANN
20230407000098470

General Warranty Deed – LE - JTROS (AL)

Allen S. Bayl