

Send Tax Notice to:
L & L Property Enterprises, LLC
10 Chatham Court
Pelham, AL 35124

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

File: PEL-23-8154

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWENTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$22,500.00)** 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 **Rupan Sanyal and Poonam Sanyal, husband and wife (herein referred to as "Grantor,"** whether one or more), whose mailing address is

4433 Catheys Club Lane, Jacksonville, FL 32224

by **L & L Property Enterprises, LLC (herein referred to as "Grantee"),** whose mailing address is

10 Chatham Court, 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 **103 Highview Cove, 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, 2023 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 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.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 11th day of April, 20 23

Rupan Sanyal
Rupan Sanyal

Poonam Sanyal
Poonam Sanyal

STATE OF Florida
COUNTY OF Duval

I, the undersigned Notary Public in and for said County and State, hereby certify that Rupan Sanyal and Poonam Sanyal whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of April, 2023.

J. Ingram
Notary Public

My Commission Expires: Oct. 21, 2023

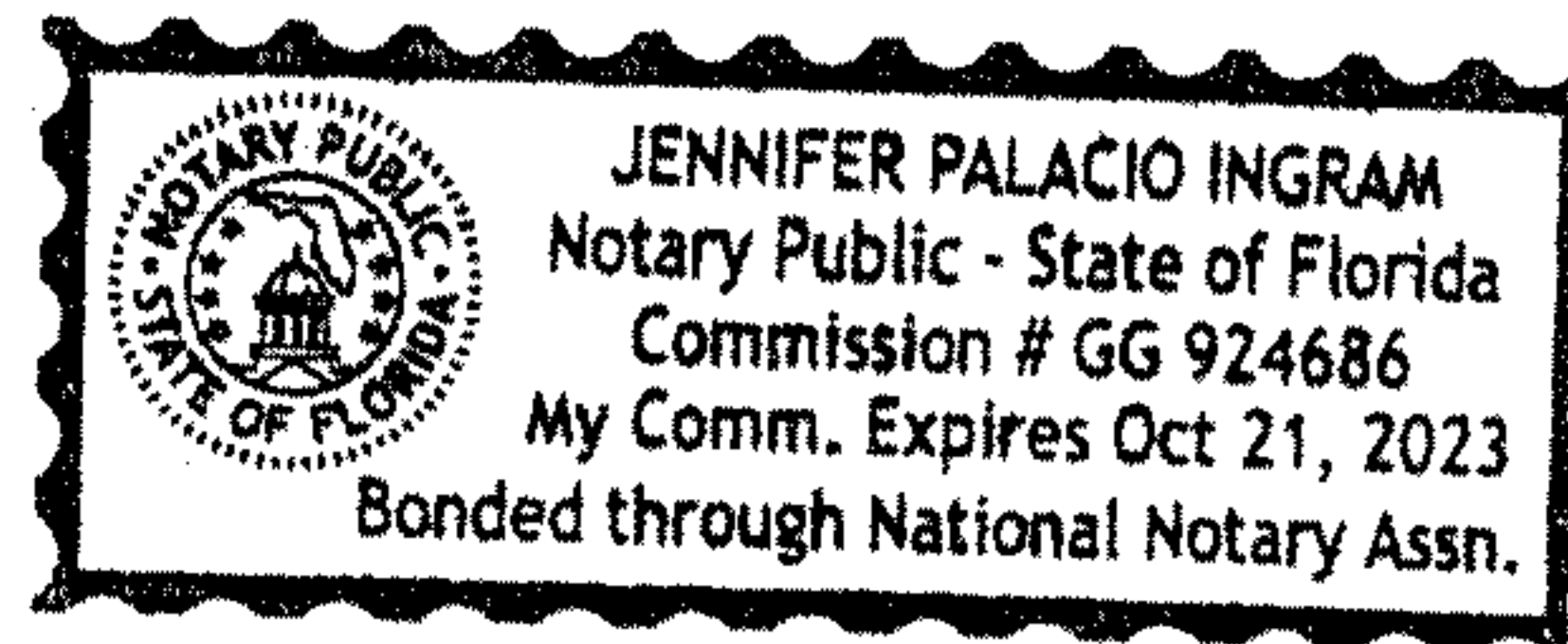
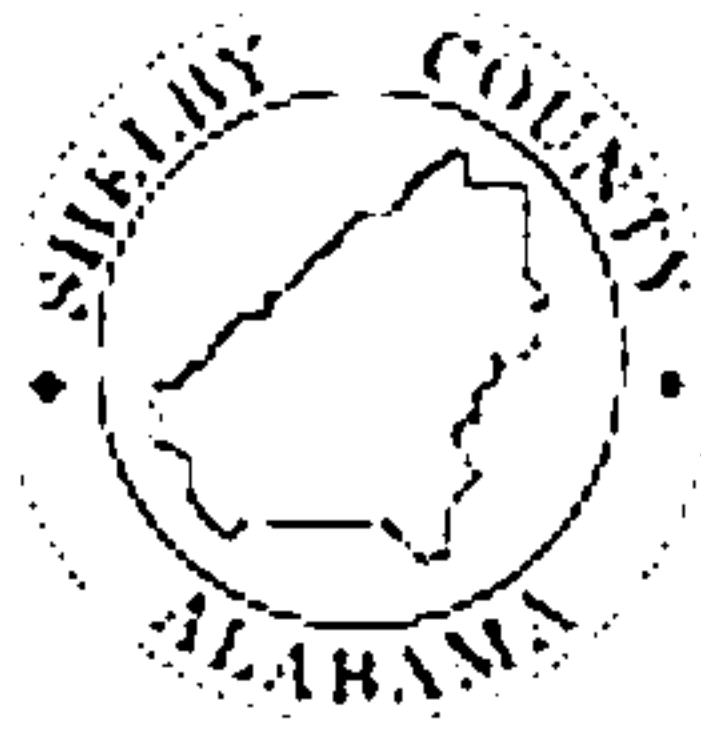


EXHIBIT A

Property 1:

LOT 240, ACCORDING TO THE FINAL PLAT OF HIGH RIDGE VILLAGE PHASE 7, AS RECORDED IN MAP BOOK 31, PAGE 39, 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
04/13/2023 11:18:34 AM
\$50.50 JOANN
20230413000104150

Allen S. Bayl