

This instrument was prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
LTDM Properties LLC
316 Golden Meadows Pl
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **FORTY ONE THOUSAND AND 00/100 DOLLARS (\$41,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Sherrita Drake, an unmarried woman as sole heir at Law of Annie Drake, deceased

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

LTDM Properties LLC

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NE Corner of the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama; thence N01 '08'26"W a distance of 2.82' to the Southwesterly R.O.W. line of Depot Street; thence S43'53'58"E and along said R.O.W. line a distance of 30.19'; thence S51'07'12"W and leaving said R.O.W. line a distance of 100.98' to the POINT OF BEGINNING; thence continue S51'07'12"W a distance of 100.22'; thence N42'50'38"W a distance 129.95'; thence N50'22'19"E a distance a 9.96'; thence N51'11'01"E a distance of 90.38'; thence S42'47'19"E a distance of 129.97' to the POOINT OF BEGINNING.

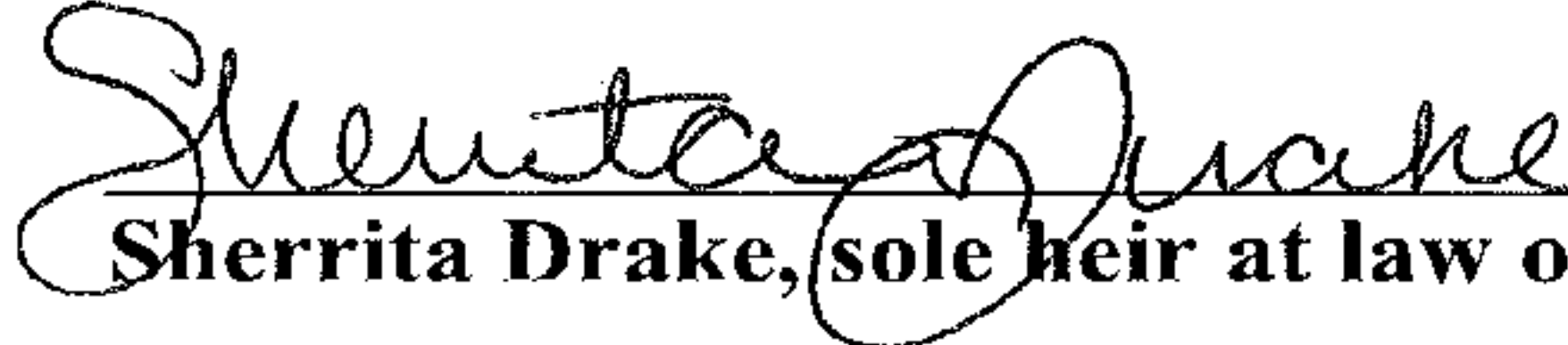
SUBJECT TO ALL MATTERS OF RECORD

\$0.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns forever.

And I do for myself and for my heirs, exccutors, and administrators covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and 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 have hereunto set my hand and seal this 3rd day of May, 2023.

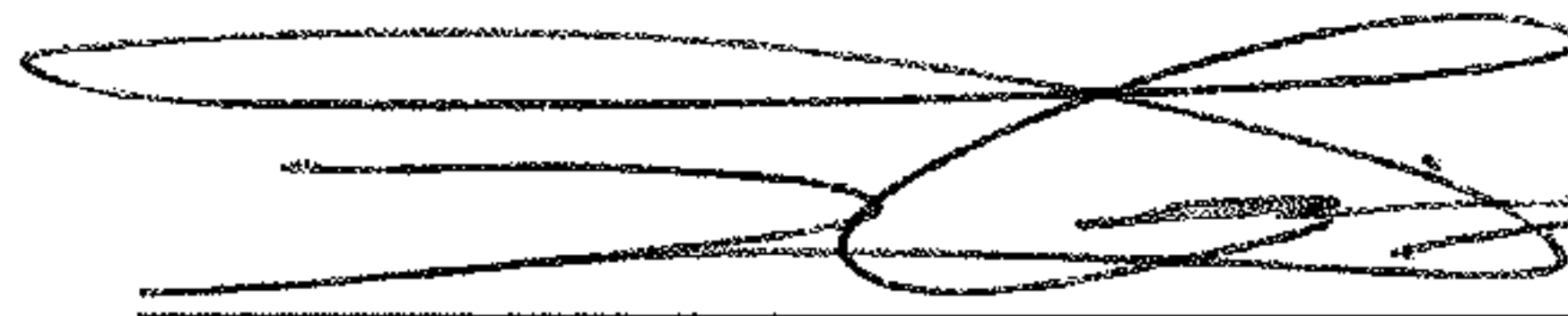

Sherrita Drake, sole heir at law of Annie John Drake, deceased

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sherrita Drake, sole heir at law of Annie John Drake, deceased**, whose name 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, she, in her capacity as Sole Heir, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **3rd day of May, 2023**.



Notary Public

