

Send Tax Notice to:
Janna Lorene Duckett
115 Myrtle St
Columbiana AL
35051

This Instrument Prepared By:

2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-23-8689ia

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED SEVENTY TWO THOUSAND AND 00/100 (\$172,000.00) 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 Liquid Property Group, LLC, a Delaware Limited Liability Company (herein referred to as "Grantor," whether one or more), whose mailing address is
701 South Howard Avenue, Tampa, FL 33606

by Janna Lorene Duckett (herein referred to as "Grantee"), whose mailing address is
115 Myrtle Street, Columbiana, AL 35051
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 400 Lewis Road, Columbiana, AL 35051, 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.

\$132,000.00 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.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 16th day of June, 2023

Liquid Property Group, LLC, a Delaware Limited Liability Company

By: [Signature]
John Tiffin, Managing Member

State of Florida
County of Manatee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Tiffin, whose name(s) as Managing Member(s) of Liquid Property Group, LLC, a/an Delaware 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 Liquid Property Group, LLC, on the day the same bears date.

Given under my hand and official seal this 16th day of June, 2023

[Signature]
Notary Public, State of Florida

Printed Name Shannon J. Davis
My Commission Expires: 8/21/2026

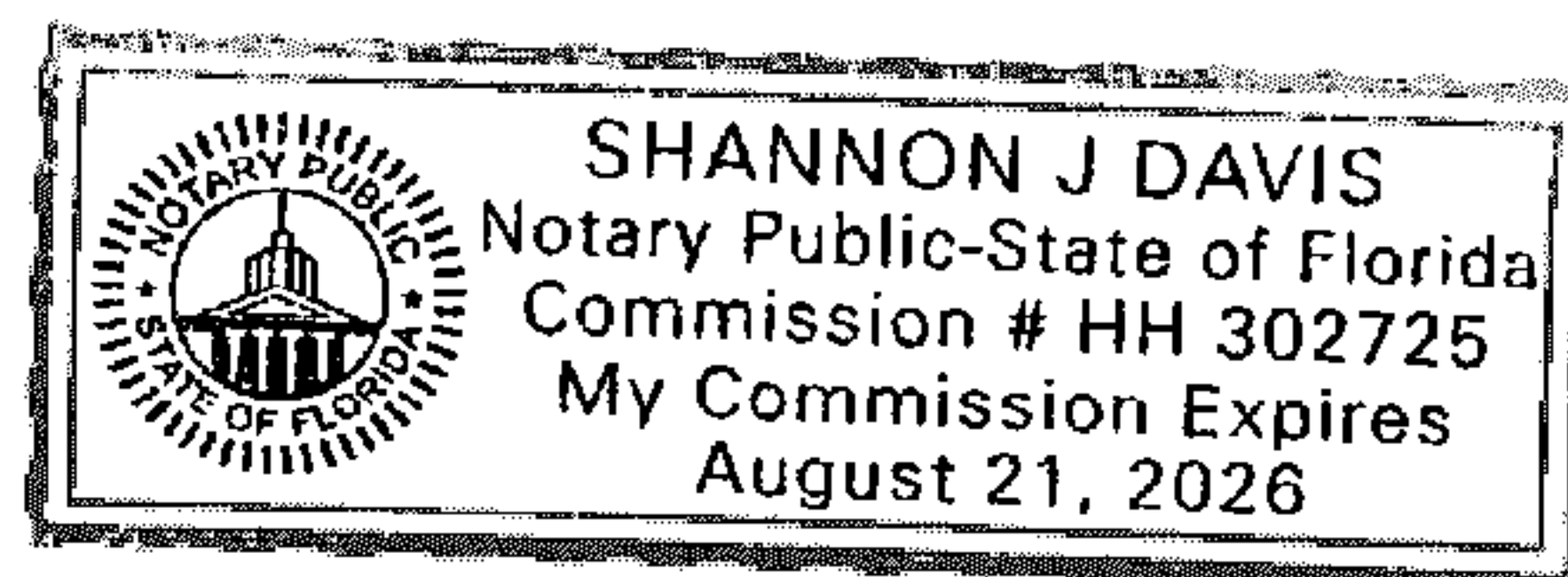
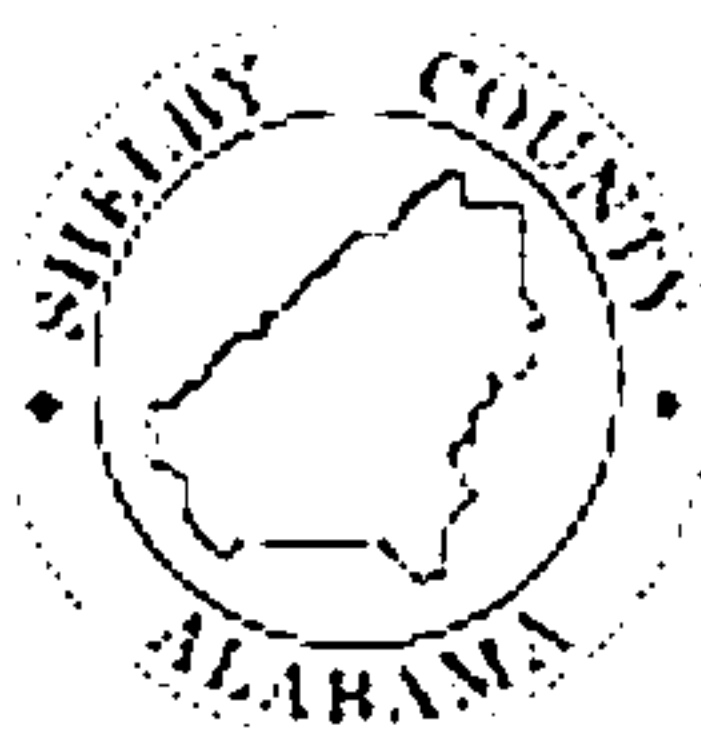


EXHIBIT A

Property 1:
Lot 2C, according to Resurvey of Lots 2A and 2B of Kingdom Estates, a Re-subdivision of Lot 2 of Larrijo Estates, as recorded in Map Book 40, Page 39, in the Probate Office of Shelby County, Alabama.

ALSO, easement for ingress, egress and utilities described as follows:

Begin at the Northeast corner of Lot 2D of A Resurvey of Lots 2A and 2B of Kingdom Estates, a Re- subdivision of Lot 2 of Larrijo Estates, as recorded in Map Book 40, Page 39, in the Probate Office of Shelby County, Alabama, and run South 24 deg. 9 min. 34 sec. East along the boundary of said Lot 2A a distance of 31.72 feet; thence run South 87 deg. 12 min. 5 sec. West along the boundary of said Lot 2D a distance of 44.12 feet; thence run South 80 deg. 54 min. 53 sec. West a distance of 25.27 feet; thence continue Westerly along approximately the same course a distance of 60 feet, more or less, to a corner of Lot 2C of said subdivision; thence run North 0 deg. 24 min. 29 sec. West along the boundary of said Lot 2C a distance of 51.46 feet to a corner of said Lot 2C; thence run South 89 deg. 37 min. 13 sec. East along the boundary of said Lot 2C a distance of 126.48 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/10/2023 12:12:21 PM
\$200.00 JOANN
20230710000204800

Allie S. Bayl