

This Instrument Prepared By:  
Garry S. McAnnally, Esq.  
Garry S. McAnnally, LLC  
Attorneys at Law  
6847 Halcyon Park Dr.  
Montgomery, AL 36117  
File No. 23-1173

**LIMITED LIABILITY COMPANY WARRANTY DEED**

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STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Seventy Five Thousand (\$275,000.00), the amount of which can be verified in the Sales Contract between the Parties, and other good and valuable consideration in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, **3 Fives, LLC, an Alabama limited liability company**, (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Eric Ryan Nesselroad** (herein referred to as GRANTEE), his heirs and assigns, the following described real estate, situated in the County of Shelby, Alabama, to wit:

See Exhibit 'A' attached hereto and made a part hereof.

This conveyance is made subject to statutory rights of redemption, regulations, restrictive covenants, restrictions, conditions, liens, set back lines, reservations, easements, rights-of-way, and other rights of whatever nature, recorded and/or unrecorded, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

\$233,750.00 of the purchase price of the above-described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, his heirs and assigns FOREVER.

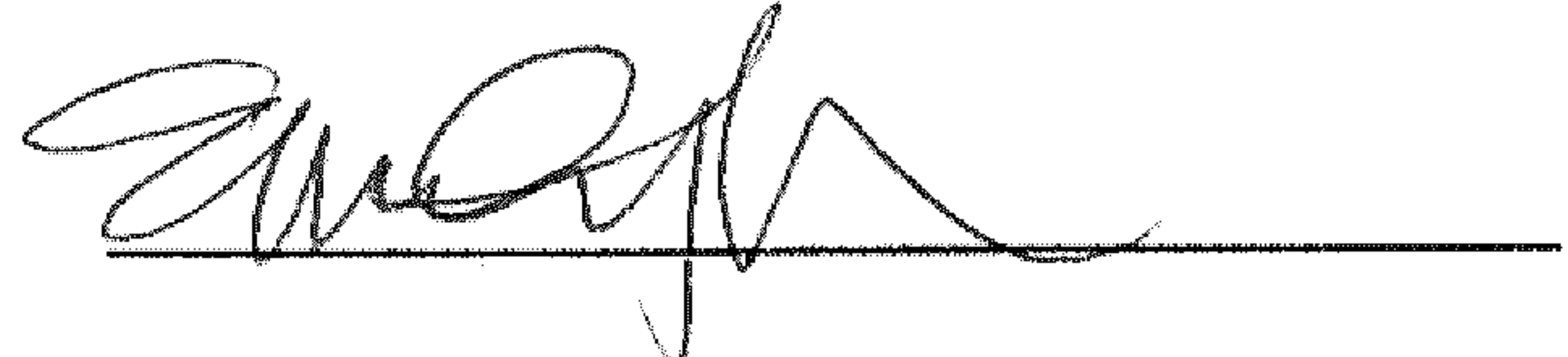
And GRANTOR does for itself, its successor and assigns, covenants with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as hereinabove provided, that it has a good right to sell and convey the same as aforesaid, and that it will, and successors and assigns shall, WARRANT and DEFEND the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

[SIGNATURE(S) TO FOLLOW ON NEXT PAGE(S).]

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IN WITNESS WHEREOF, GRANTOR, by its member, who is authorized to execute this conveyance, has hereto set its signature and seal this 5<sup>th</sup> day of September, 2023.

**GRANTOR:**  
**3 Fives, LLC**



**By: Emily Nesselroad**

**Its: member**

STATE OF California )  
COUNTY OF Riverside )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Emily Nesselroad, whose name as member of 3 Fives, LLC 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, as such member and with full authority, has executed the same voluntarily on behalf of said Company on the day the same bears date.

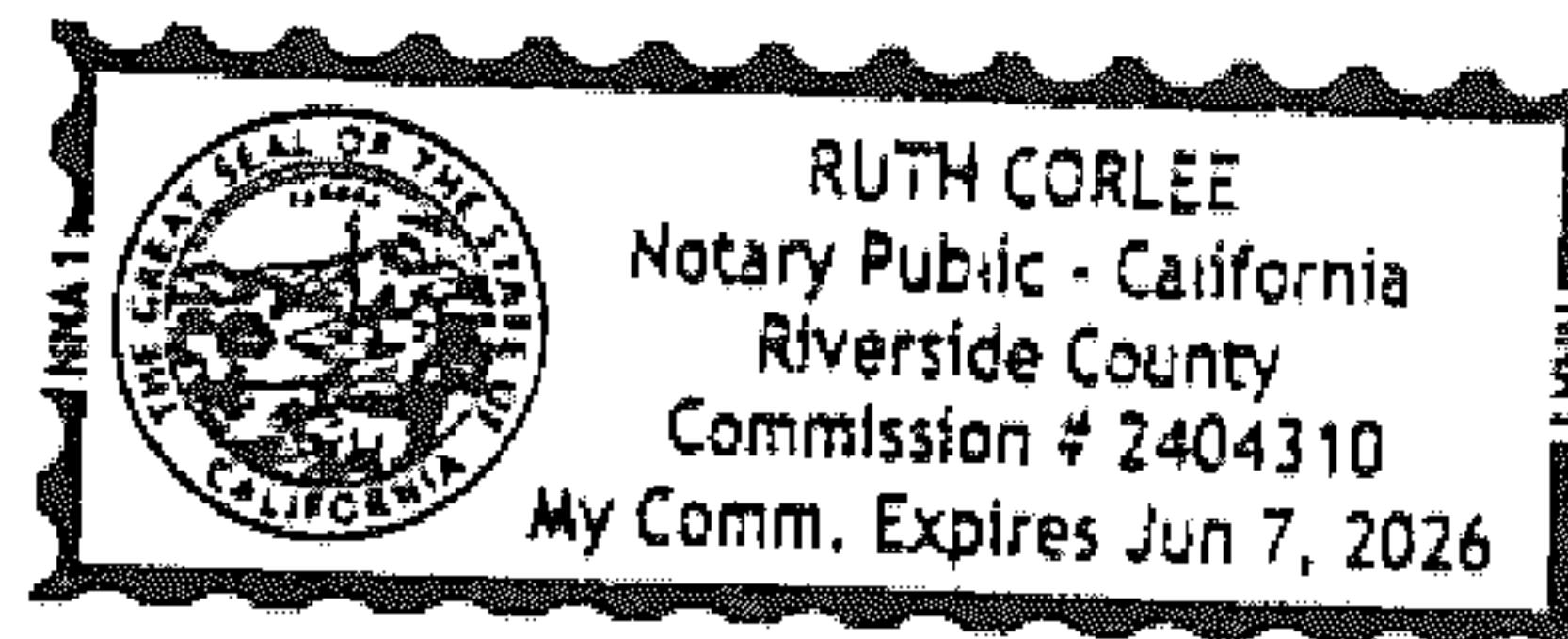
Given under my hand and official seal this 5<sup>th</sup> day of September, 2023.

[SEAL]



Notary Public

My Commission Expires: JUNE 7, 2026



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**EXHIBIT 'A'**  
**Legal Description**

Lot 540, according to the survey of Waterford Highlands-Sector 2, Phase 1, as recorded in Map Book 30, Page 110, in the Probate Office of Shelby County, Alabama.

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

|                  |                            |                         |                             |
|------------------|----------------------------|-------------------------|-----------------------------|
| Grantor's Name   | <u>3 Fives, LLC</u>        | Grantee's Name          | <u>Eric Ryan Nesselroad</u> |
| Mailing Address  | <u>35404 Stonecrop Ct.</u> | Mailing Address         | <u>31619 Bunkers Way</u>    |
|                  | <u>Murrieta, CA 92591</u>  |                         | <u>Temecula, CA 92591</u>   |
| Property Address | <u>455 Waterford Drive</u> | Date of Sale            | <u>09/05/23</u>             |
|                  | <u>Calera, AL 35040</u>    | Total Purchase Price    | <u>\$275,000.00</u>         |
|                  |                            | or                      |                             |
|                  |                            | Actual Value            | <u></u>                     |
|                  |                            | or                      |                             |
|                  |                            | Assessor's Market Value | <u></u>                     |



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/08/2023 02:44:25 PM  
 \$72.50 PAYGE  
 20230908000272510

*Allen S. Bayl*

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      | <u></u>  | Appraisal | <u></u> |
| Sale Contract     | <u>X</u> | Other     | <u></u> |
| Closing Statement | <u></u>  |           |         |

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 of 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).

Date 09/05/23  
Unattested

(verified by)

Print Garry S. McAnnally, LLC  
 Sign *[Signature]*  
 (Grantor/Grantee/Owner/Agent) circle one