

Send Tax Notice to:

LTDM Properties LLC

316 Golden Meadows Place
Alabaster, AL 35007

This Instrument Prepared By:

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: ICT-23-14857

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED NINETY EIGHT THOUSAND EIGHT HUNDRED AND 00/100 (\$198,800.00) 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 Christopher Johnson and Jasmyne A. Johnson, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

389 Summerchase Drive, Calera, AL 35040

by LTDM Properties LLC (herein referred to as "Grantee"), whose mailing address is

316 Golden Meadows Place, Alabaster, AL 35007

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 **389 Summerchase Drive, Calera, AL 35040,** 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, 2024 AND THEREAFTER.

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

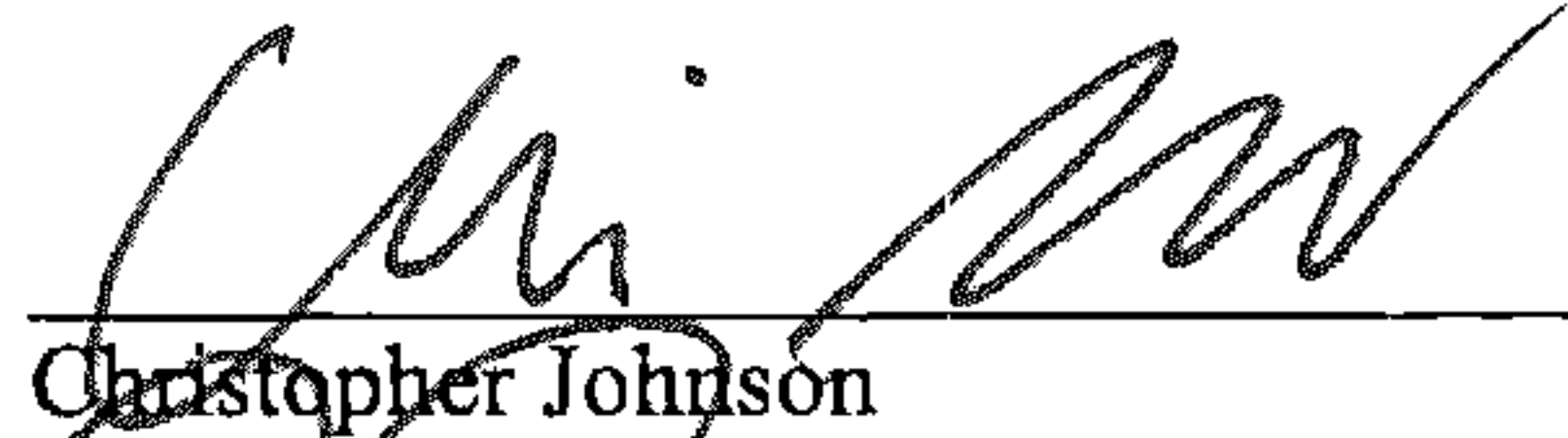
MINING AND MINERAL RIGHTS EXCEPTED.

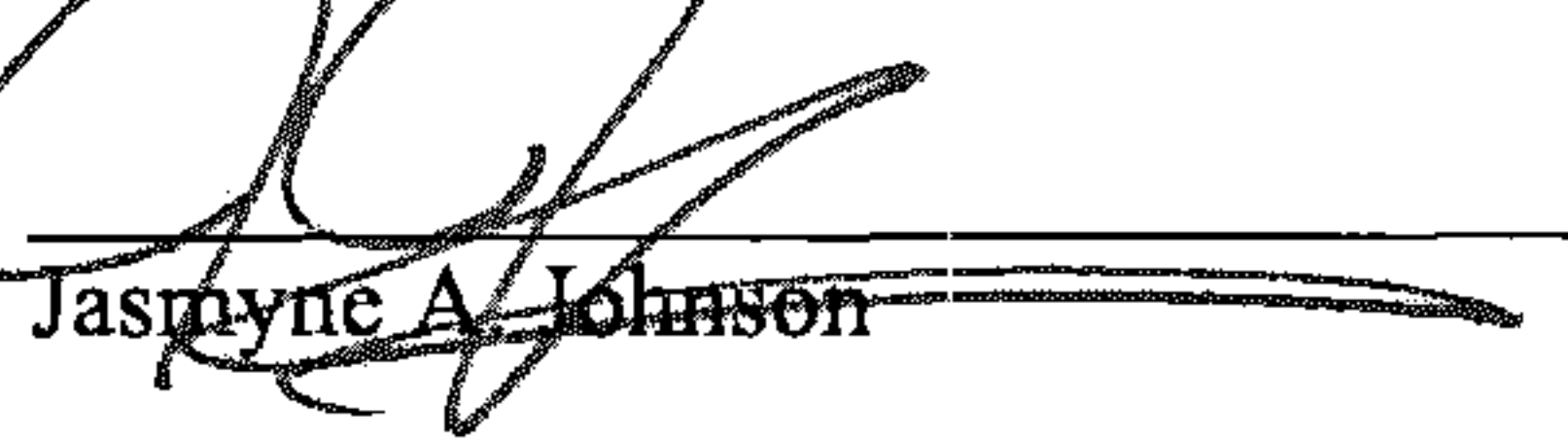
\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

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 20th day of December, 2023

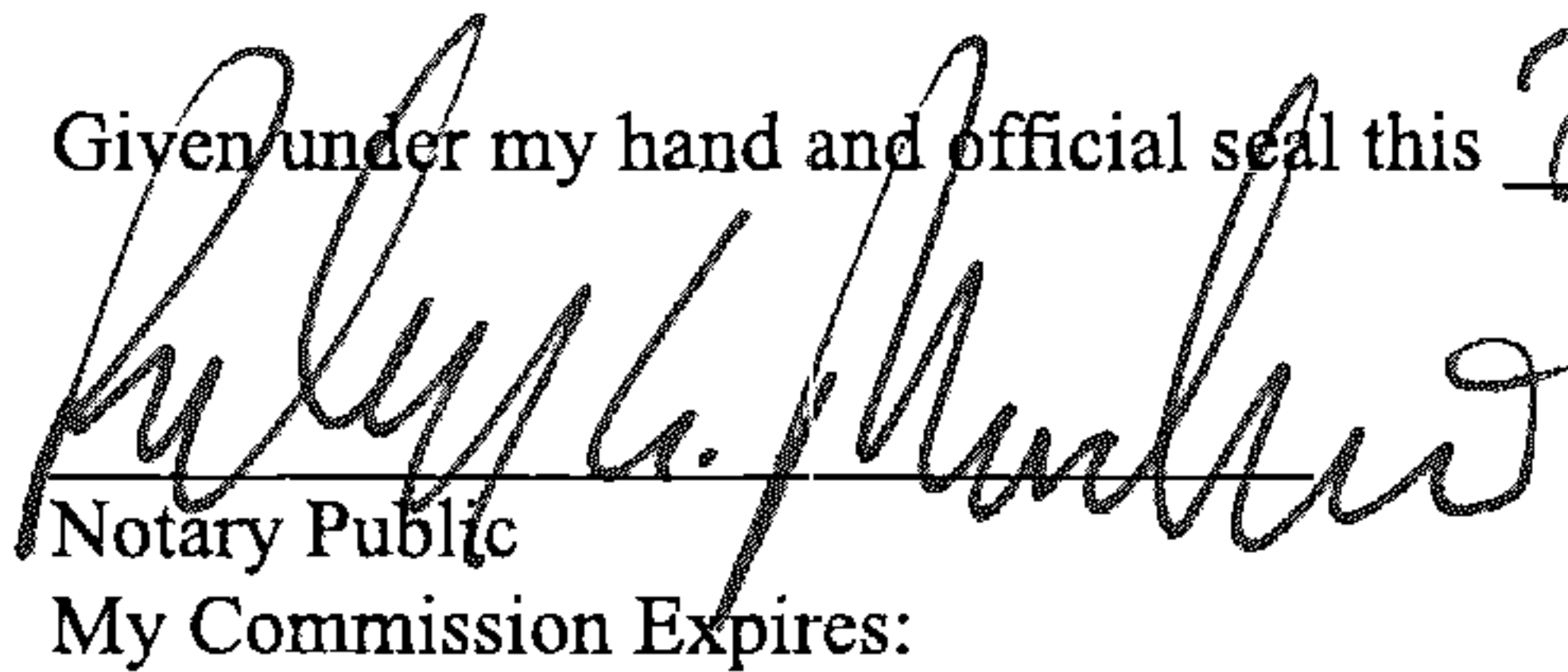

Christopher Johnson


Jasmyne A. Johnson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Christopher Johnson and Jasmyne A. Johnson 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 20th day of December, 2023.


Notary Public
My Commission Expires:

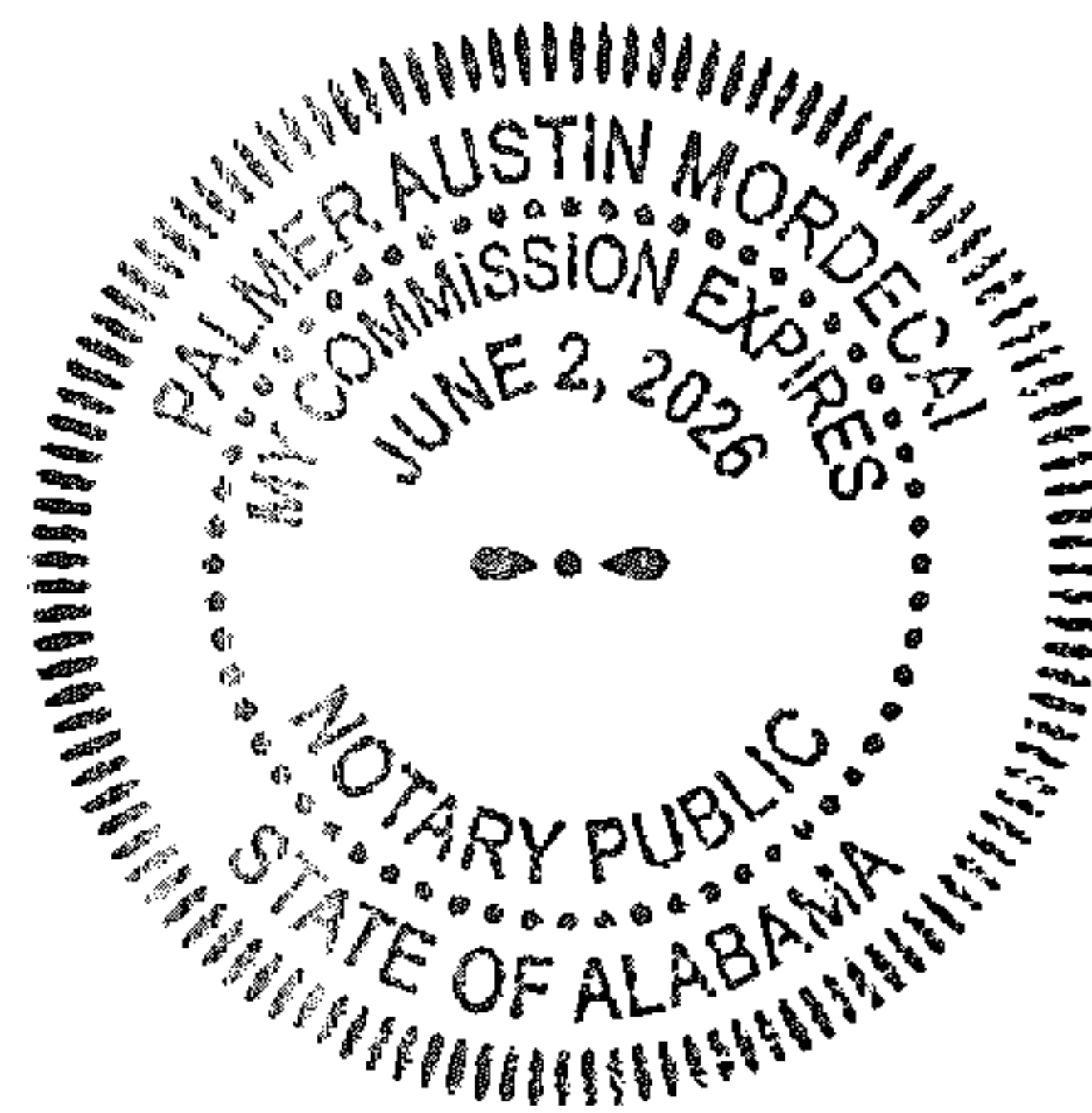


EXHIBIT A

Property 1:

Lot 52, according to the Survey of Summerchase Phase 4, as recorded in Map Book 26, Page 111, 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
12/20/2023 12:21:50 PM
\$227.00 JOANN
20231220000365790

Allen S. Bayl