

Send Tax Notice to:
L & L Property Enterprises, LLC
PO Box 1726
Pelham, AL 35124

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-3688**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWENTY FIVE THOUSAND AND 00/100 (\$25,000.00)** 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

Mark Hadaway, Personal Representative of The Estate of Roy H. Hadaway, deceased, Probate Case No. PR-2018-000025 (herein referred to as "Grantor," whether one or more), whose mailing address is

4050 Ovid Avenue, Des Moines, IA 50310

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

PO Box 1726, 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 **0 13th Street, 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.

Roy H. Hadaway, Grantee in that certain deed filed at Book 343, Page 220 is deceased, having died on or about November 28, 2017. June A. Hadaway, co-Grantee in said deed pre-deceased him, having died on or about May 9, 2015.

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 22 day of MAY, 2024.

The Estate of Roy H. Hadaway, deceased, Probate Case No. PR-2018-000025

By: Mark Hadaway, PERSONAL REPRESENTATIVE
Mark Hadaway, Personal Representative

State of Iowa

County of Polk

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mark Hadaway, Personal Representative**, whose name(s) as **Personal Representative(s) of The Estate of Roy H. Hadaway, deceased, Probate Case No. PR-2018-000025**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **The Estate of Roy H. Hadaway, deceased, Probate Case No. PR-2018-000025**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of May, 2024.

Anthony D. Davis
Notary Public
Anthony D. Davis
Printed Name
My Commission Expires: 10/22/24

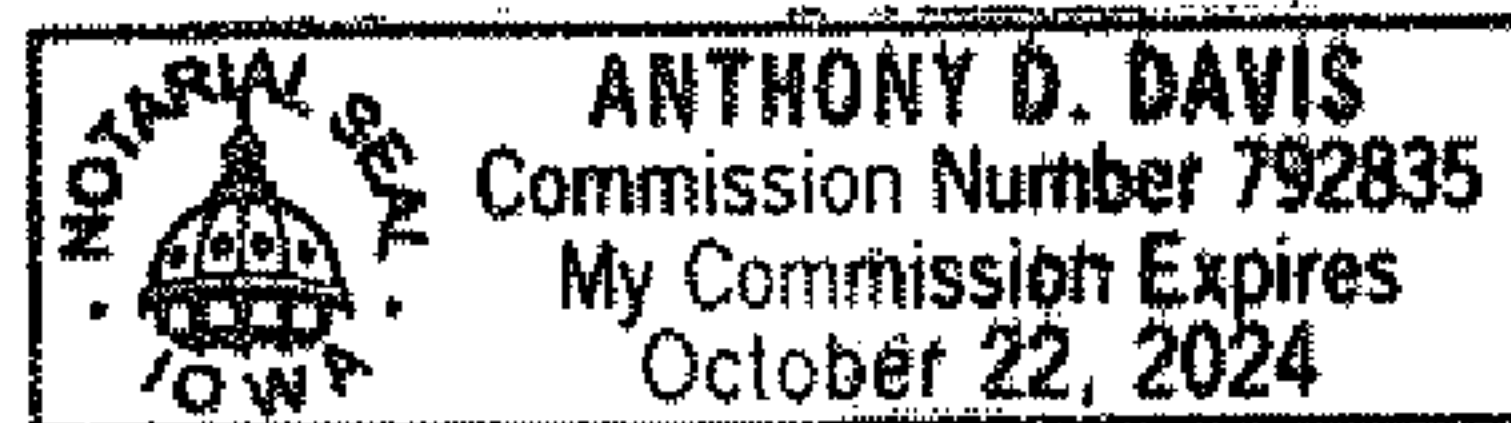


EXHIBIT A

Property 1:

Lots 3, 4 and 5, Block 80 as per Dunstan's Survey and Map of the Town of Calera, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/23/2024 02:53:15 PM
\$53.00 BRITTANI
20240523000154210

Allen S. Bayl