

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

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-24-4068

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED FIVE THOUSAND AND 00/100 (\$105,000.00) 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

James G. Vasse, a single person (herein referred to as "Grantor," whether one or more), whose mailing address is

1709 Rushing Wood Drive Northwest, Madison, AL 35758

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

P.O. 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 Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **185 Allen Drive, Unit 306, Alabaster, AL 35007**, 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.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), his/her heirs and assigns forever, against the lawful claims of all persons.

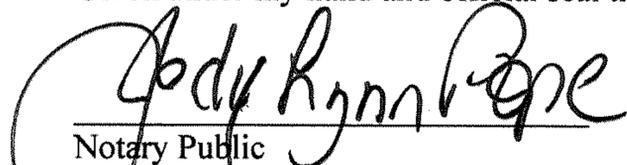
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 12 day of JUNE, 2024.


James G. Vasse

STATE OF ALABAMA
COUNTY OF ~~SHELBY~~ MADISON
JP

I, the undersigned Notary Public in and for said County and State, hereby certify that James G. Vasse 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 12 day of June, 2024.


Notary Public
My Commission Expires:
My Commission Expires
August 17, 2024

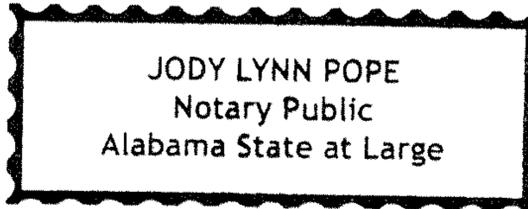


EXHIBIT A

Property 1:

Unit 306, in Allen Drive Condominium, as established by that certain Declaration of Condominium for Allen Drive Condominiums; which is recorded in Instrument # 20060807000389070, and rerecorded in Instrument # 20071031000502510 in the Office of the Judge of Probate of Shelby County, Alabama, to which said Declaration of Condominium the By-Laws are attached as Exhibit "D", and by plat being filed for record in Map Book 37, Page 55, in said Probate Office, together with an undivided interest in the Common Elements assigned to said Unit as set forth on Exhibit "C" attached to the Declaration.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/17/2024 02:17:58 PM
\$133.00 LAURA
20240617000181910

Allie S. Boyd