

Send Tax Notice to:

Aja Small  
145 Oakwell St.

Calera, AL 35040

This Instrument Prepared By:

Cassy Dailey  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-24-4123

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED SEVENTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$279,900.00)** 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 **L & L Property Enterprise LLC, an Alabama Limited Liability Company** (herein referred to as “Grantor,” whether one or more), whose mailing address is

1524 Chatham Ct., Pelham, AL 35124

by **Aja Small** (herein referred to as “Grantee”), whose mailing address is

145 Oakwell St., Calera, AL 35040

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 **145 Oakwell St, 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.

**\$279,900.00 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 21<sup>st</sup> day of June, 2024  
~~20~~\_\_\_\_\_.

L & L Property Enterprise LLC, an Alabama Limited Liability Company

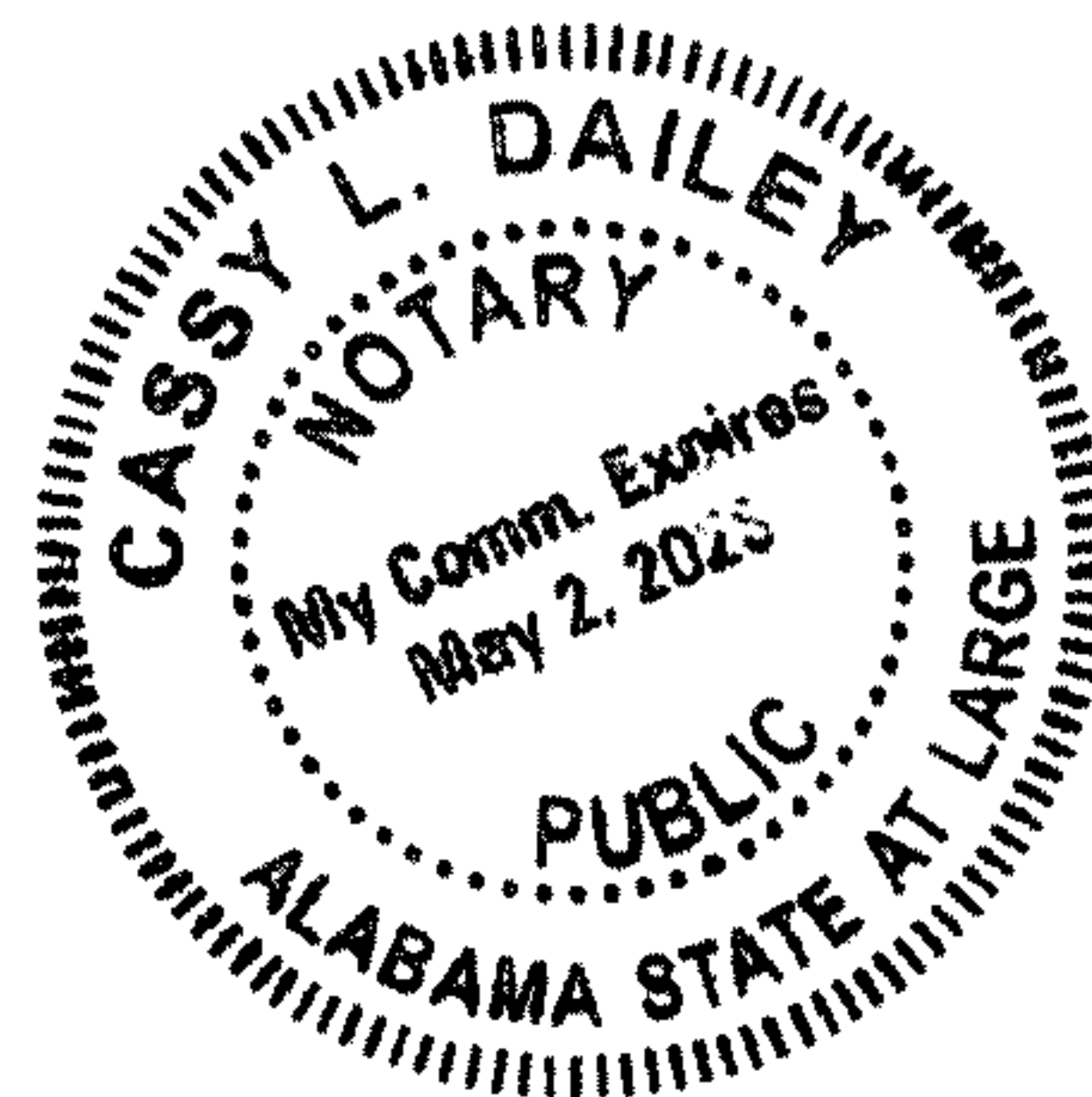
By: [Signature]  
Luis A. Murcia, Authorized Agent

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Luis A. Murcia**, whose name(s) as **Authorized Agent(s)** of **L & L Property Enterprise LLC**, a/an **Alabama** limited liability company, 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 **L & L Property Enterprise LLC**, on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of June, 2024.

[Signature]  
Notary Public, State of Alabama  
Cassy L. Dailey  
Printed Name  
My Commission Expires 5-2-26



**EXHIBIT A**

Property 1:

Lot 99, according to the Final Plat of Camden Cove West, Sector 3, Phase 1, as recorded in Map Book 35, Page 14, 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**  
**06/26/2024 12:51:30 PM**  
**\$29.00 BRITTANI**  
**20240626000191850**

*Allen S. Bayl*