

SEND TAX NOTICE TO:

Jonathan C Abrahams and Purity Abrahams
166 Cliff Road
Sterrett, AL 35147

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$465,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Lamaja Properties 2031, LLC, an Alabama Limited Liability Company**, whose address is 2775 Saddlecreek Trail, Birmingham AL 35242 (hereinafter "Grantor", whether one or more), by **Jonathan C Abrahams and Purity Abrahams**, whose address is 166 Cliff Road, Sterrett, AL 35147, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Jonathan C Abrahams, and Purity Abrahams, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 166 Cliff Road, Sterrett, AL 35147 to-wit:**

Lot 611, according to the Survey of Forest Parks, 6th Sector, 2nd Phase, as recorded in Map Book 24, Page 110 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Jonathan C Abrahams is one and the same person as Jonathan Abrahams.

Subject to a third-party mortgage in the amount of \$250,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 4th day of April, 2025.

Lamaja Properties 2031, LLC, an Alabama Limited Liability Company

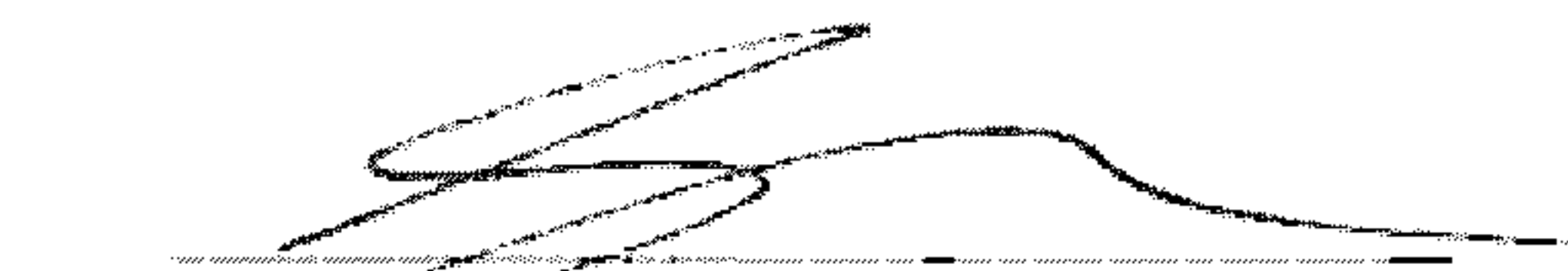
By: 
Leroy Abrahams, President

By: 
Malisa Abrahams, Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, The undersigned, a Notary Public, in and for said County in said State, hereby certify that Leroy Abrahams, President of Lamaja Properties 2031, LLC and Malisa Abrahams, Member of Lamaja Properties 2031, LLC whose name as President and Member of Lamaja Properties 2031, LLC, a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 4th day of April, 2025.


Notary Public
My Commission Expires: _____

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2025 11:06:59 AM
\$241.00 JOANN
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