

Send Tax Notice to:

CS Equity Partners LLC

4518 Valleydale Road
Birmingham, AL 35242

This Instrument Prepared By:

Cassy Dailey

3156 Pelham Parkway

Suite 2

Pelham, AL 35124

File: PEL-25-5070

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE MILLION FOUR HUNDRED EIGHTY THOUSAND AND 00/100 (\$1,480,000.00)** 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

L&L Property Enterprises LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more), whose mailing address is

P.O. Box 1726, Pelham, AL 35124

by **CS Equity Partners LLC (herein referred to as "Grantee"),** whose mailing address is

4518 Valleydale Road, Birmingham, AL 35242

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 **169 Winner Circle, Calera, AL 35040, 173 Winner Circle, Calera, AL 35040, 177 Winner Circle, Calera, AL 35040, 181 Winner Circle, Calera, AL 35040, 185 Winner Circle, Calera, AL 35040, 189 Winner Circle, Calera, AL 35040, and 193 Winner Circle, 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, 2025 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, 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 21st day of May, 2025.

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

By: [Signature]
Luis 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 Murcia, Authorized Agent**, whose name(s) as **Authorized Agent(s)** of **L&L Property Enterprises LLC**, a/an **Alabama** corporation, 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 Enterprises LLC**, on the day the same bears date.

Given under my hand and official seal this 21st day of May, 2025.

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

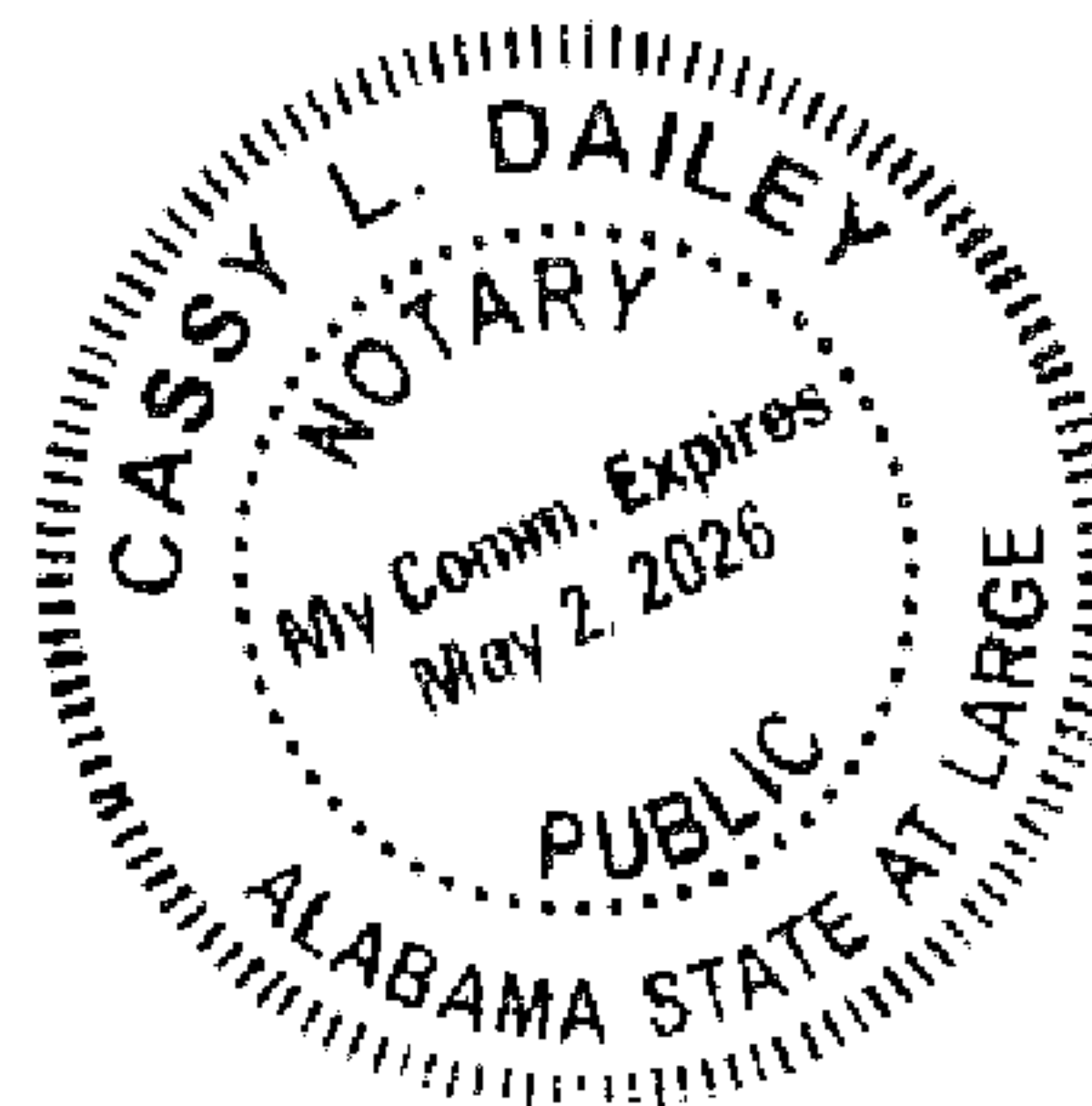


EXHIBIT A

Property 1:

Lot 125 according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama

Property 2:

Lot 126 according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama

Property 3:

Lot 127 according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama

Property 4:

Lot 128 according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama

Property 5:

Lot 129 according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama

Property 6:

Lot 130 according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama

Property 7:

Lot 131 according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name L&L PROPERTY ENTERPRISES, LLC
 Mailing Address PO BOX 1726
PELHAM, AL 35124

Grantee's Name CS EQUITY PARTNERS, LLC
 Mailing Address 4518 VALLEYDALE ROAD
HOOVER, AL 35242

Property Address 169,173,177,181,185,189,193 WINNER CIRCLE
CALERA, AL 35040

Date of Sale 5/21/2025Total Purchase Price \$ 1,480,000.00

or

Actual Value \$

or

Assessor's Market Value \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/22/2025 01:38:53 PM
 \$1511.00 KELSEY
 20250522000156770

Allen S. Byrd

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/21/2025Print DANIELLE BOWLING☐ UnattestedSign *Danielle Bowling*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1