

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 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:

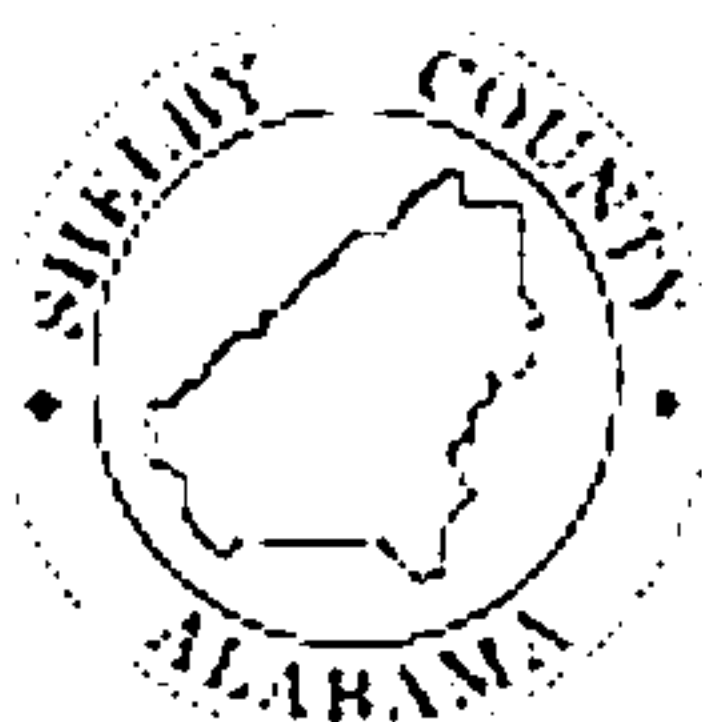
Lot 129 according to the Survey of The Cottages of Saratoga Sector 2, Phase 1, as recorded in Map Book 34, Page 12 and revised in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2025 01:30:41 PM
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Allen S. Bayl