

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-25-9609**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIFTY FIVE THOUSAND AND 00/100 (\$55,000.00) 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

Rose M. Fraser, a single person (herein referred to as "Grantor," whether one or more), whose mailing address is

130 King Valley Drive, Pelham, AL 35124

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

PO 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 Grantee, the following described real property, which has a mailing address of **134 King Valley Drive, Pelham, AL 35124**, 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.

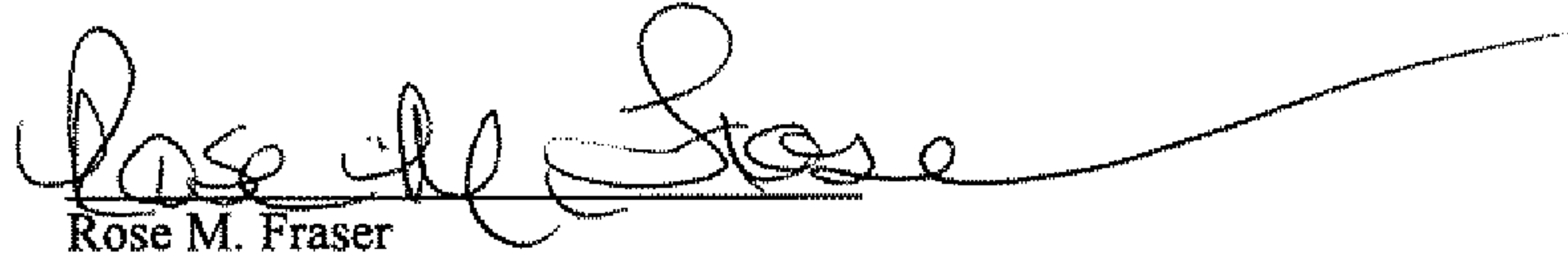
MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 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.

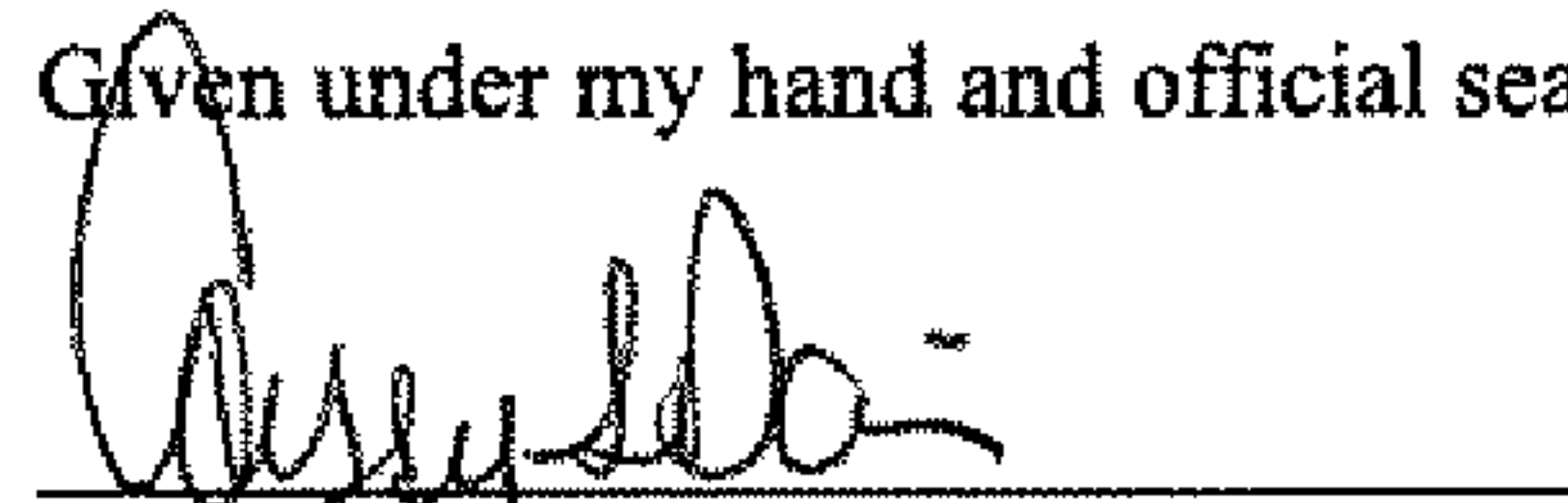
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 9 day of September, 2025


Rose M. Fraser

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Rose M. Fraser 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 9 day of September, 2025.


Notary Public

My Commission Expires: 05/02/2026

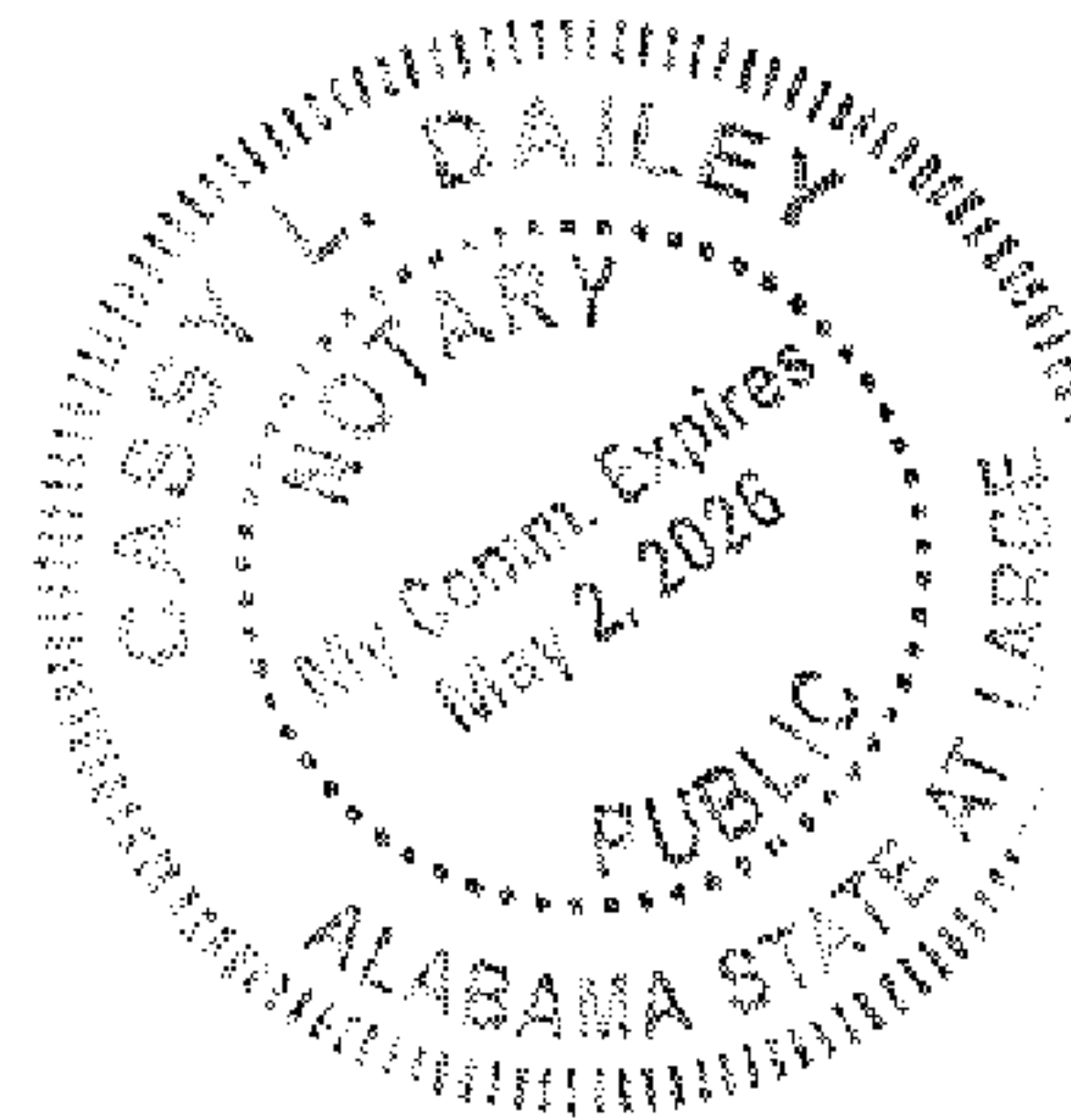


EXHIBIT A**Property 1:**

Commence at the Northeast corner of the SE 1/4 of the NW 1/4 of Section 23 Township 20 South, Range 3 West; run thence in a Westerly direction along the North line of said 1/4-1/4 Section for a distance of 135.35 feet to the point of beginning; thence turn an angle to the left of 91 deg. 20 minutes and in a Southerly direction for a distance of 194.76 feet; thence turn an angle to the left of 90 degrees and in a Easterly direction of 190 feet; thence turn an angle to the left of 90 degrees and in a Northerly direction for a distance of 229.26 feet; thence turn an angle to the left of 90 degrees and in a westerly direction for a distance of 190 feet; thence turn an angle to the left of 90 deg. and in a Southerly direction for a distance of 34.50 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2025 11:58:44 AM
\$83.00 PAYGE
20250916000283230

Allen S. Bayl