

Send Tax Notice to:  
CS Equity Partners, LLC  
4518 Valleydale Road  
Birmingham, AL 35242

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This Instrument Prepared By:  
**Cassy Dailey**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-25-13412**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE MILLION SIX HUNDRED NINETY THOUSAND AND 00/100 (\$1,690,000.00) 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

Po Box 1728, Pelham, AL 35124

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

4518 Valleydale Road, Birmingham, AL 35242

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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 **195 Winners Circle, Calera, AL 35040, 197 Winners Circle, Calera, AL 35040, 201 Winners Circle, Calera, AL 35040, 205 Winners Circle, Calera, AL 35040, 206 Winners Circle, Calera, AL 35040, 202 Winners Circle, Calera, AL 35040, 198 Winners Circle, Calera, AL 35040, 192 Winners 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, 2026 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 09 day of January 2026.

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

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

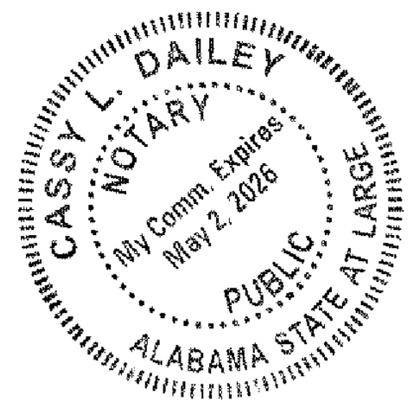
State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Luis A. Murcia, 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 09 day of January, 2026.

[Signature]  
Notary Public, State of Alabama

Printed Name: Cassy L. Dailey  
My Commission Expires: 05/02/2026



**EXHIBIT A**

**Property 1:**

Lot 132 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 133 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 134 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 135 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 136 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 137 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 138 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 8:**

Lot 139 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  
01/20/2026 11:52:50 AM  
\$1718.00 BRITTANI  
20260120000016760**

*Alli S. Bevil*