

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred Seventy Eight Thousand Three Hundred Seventy Seven and 24/100ths Dollars (\$178,377.24) and other good and valuable consideration in hand paid to the undersigned, **E21, LLC**, (hereinafter called the Grantor), the receipt whereof is hereby acknowledged the Grantor, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **ALAVEST, LLC** (hereinafter called Grantee), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Jefferson, Alabama, to-wit:

Lot 29, according to the Survey of Farmingdale Estates, Sector Two, as recorded in Map Book 35 page 130 in the Probate Office of Shelby County, Alabama.

1. Subject to Ad Valorem taxes for the current tax year, which Grantees herein assume and agree to pay.
2. Subject to easement, restrictions and rights-of-way or record
3. This is source of title that certain foreclosure deed as recorded in Instrument #20210421000198460.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this 26th day of April, 2021.

E21, LLC an Alabama Limited Liability Company

By:

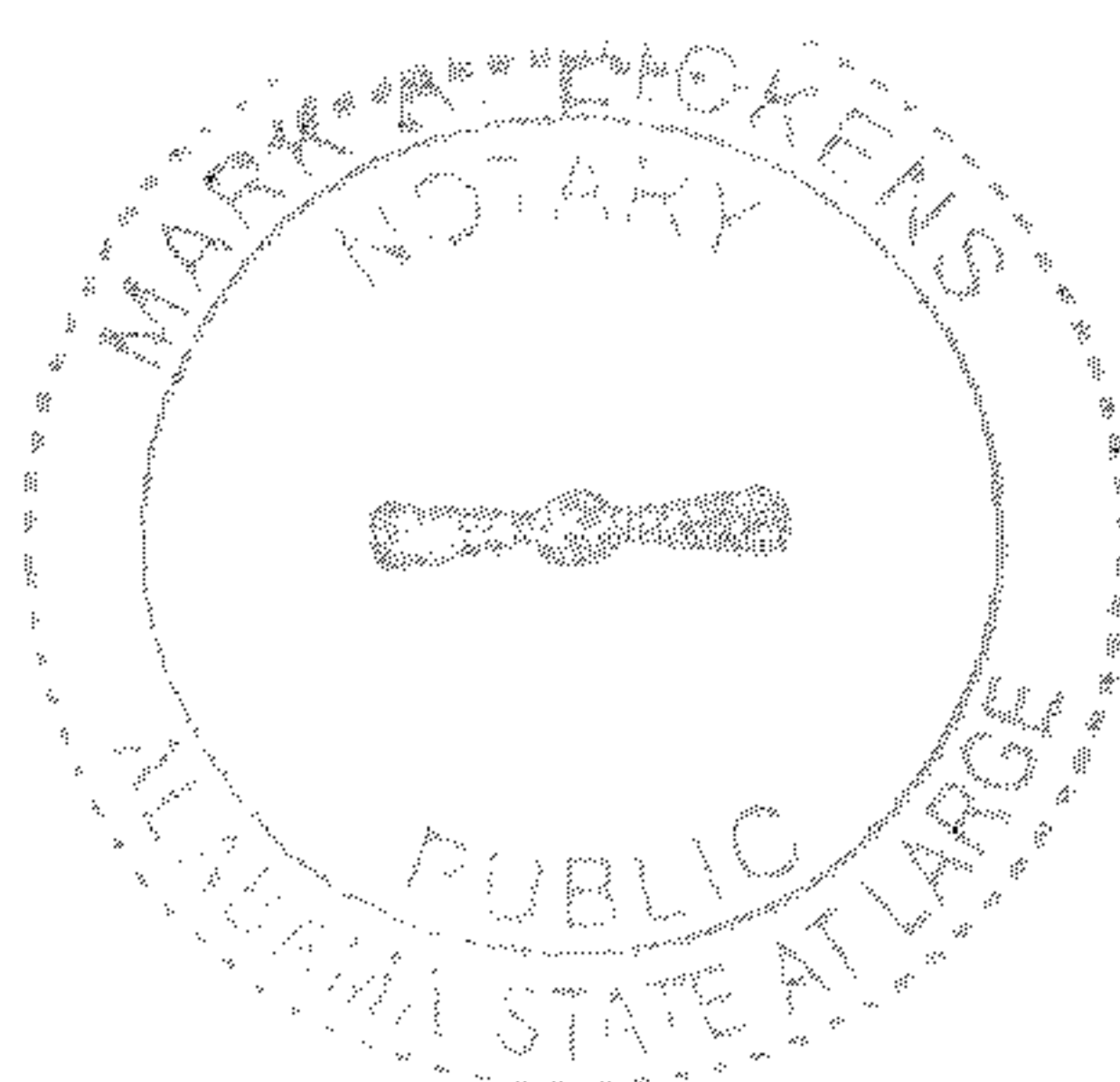
Charles E. Sparks, Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that Charles E. Sparks whose name as Member of undersigned, **E21, LLC** 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, as such member and with full authority, executed same voluntarily for and as the act of said limited liability company.

Given under my hand this the 26th day of April, 2021.

Instrument prepared by:
Mark A. Pickens
Mark A. Pickens, P. C.
P O Box 26101
Birmingham, Alabama 35260
Seller's address: E21, LLC
17932 Highway 42
Shelby, AL 35143
Property Address: 165 Farmingdale Drive, Harpersville, Alabama 35078.
Price: 178,377.24



Notary Public

My commission expires: 3.10.2025

Purchasers address AlaVest, LLC
2151 Old Rocky Ridge Rd
Birmingham, AL 35216



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
04/27/2021 09:00:50 AM
\$200.50 CHERRY
20210427000207140

Ann S. Byrd