

THIS INSTRUMENT PREPARED BY:
Morgan Means
Hero Title Company
610 Preserve Parkway, Ste. 10
Hoover, AL 35226

SEND TAX NOTICE TO:
Lauren Kynard
212 Stonecreek Place
Calera, AL 35040

State of Alabama

GENERAL WARRANTY DEED

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TWO HUNDRED FORTY FOUR THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$244,500.00)**, and other good and valuable consideration in hand paid to E&J Investments LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, by the Lauren Kynard, an unmarried woman (hereinafter referred to as "Grantee"), hereby grant, bargain, sell and convey unto Grantee, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Property **1:**
Lot 28, According to The Final Plat Stonecreek Phase 3, as recorded in Map Book 36,
Page 37, in The Probate Office of Shelby County, Alabama.

Property Address: 212 Stonecreek Place, Calera, AL 35040

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$230,942.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto said Grantee, and the heirs and assigns of said Grantee, in fee simple, forever.


AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenant and warrant to and with said Grantee, Grantee's heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantor is

in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor hereby warrant and will forever defend the title to said real property, unto said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor set its hand and seal on this, the **29th day of November, 2023**

E&J Investments LLC, an Alabama Limited Liability Company

By: 
Erik Arias, Member

By: 
Jennifer Barrera, Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Morgan Means, a Notary Public, in and for said County in said State, hereby certify that Erik Arias and Jennifer Barrera, Members of E&J Investments LLC whose name as Member and Member of E&J Investments LLC, a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 29th day of November, 2023.


Notary Public

My Commission Expires: 9/1/26



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

Grantor's Name E&J Investments LLC
 Mailing Address 107 Brookhollow Way
Pelham, AL 35124

Grantee's Name Lauren Kynard
 Mailing Address 1908 Patton Creek Lane
Hoover, AL 35226

Property Address 212 Stonecreek Place
Calera, AL 35040

Date of Sale November 29, 2023
 Total Purchase Price \$244,500.00
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ _____

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
☐ Sales Contract

☐ Appraisal
☐ 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 11/29/23

Print Mohayn Means

Sign _____

(Grantor/Grantee/ Owner/Agent) circle one

Unattested _____

Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/30/2023 08:22:55 AM
 \$42.00 JOANN
 20231130000345990



Allen S. Bayl

Form RT-1