

Send Tax Notice to:
Jarrett Sparks and Emma Mosley
121 Oakwell St.
Calera, AL 35040

This Instrument Prepared By:

3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-2989**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SIXTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$264,900.00) 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 **Empire Rentals, LLC, a Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is

PO Box 1726, Pelham, AL 35124

by **Jarrett Sparks and Emma Mosley (herein referred to as "Grantee," whether one or more)**, whose mailing address is

121 Oakwell St., Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **121 Oakwell St, 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, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$256,953.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 20 day of May, 2024.

Empire Rentals, LLC, a Limited Liability Company

By: [Signature]
Luis Murcia

STATE OF ALABAMA
COUNTY OF SHELBY

I, Cassy L. Dailey, a Notary Public, in and for said County in said State, hereby certify that Luis Murcia of Empire Rentals, LLC whose name as Managing Member of Empire Rentals, LLC, a LLC 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 20 day of May, 2024.

[Signature]
Notary Public
My Commission Expires: 05/02/2026

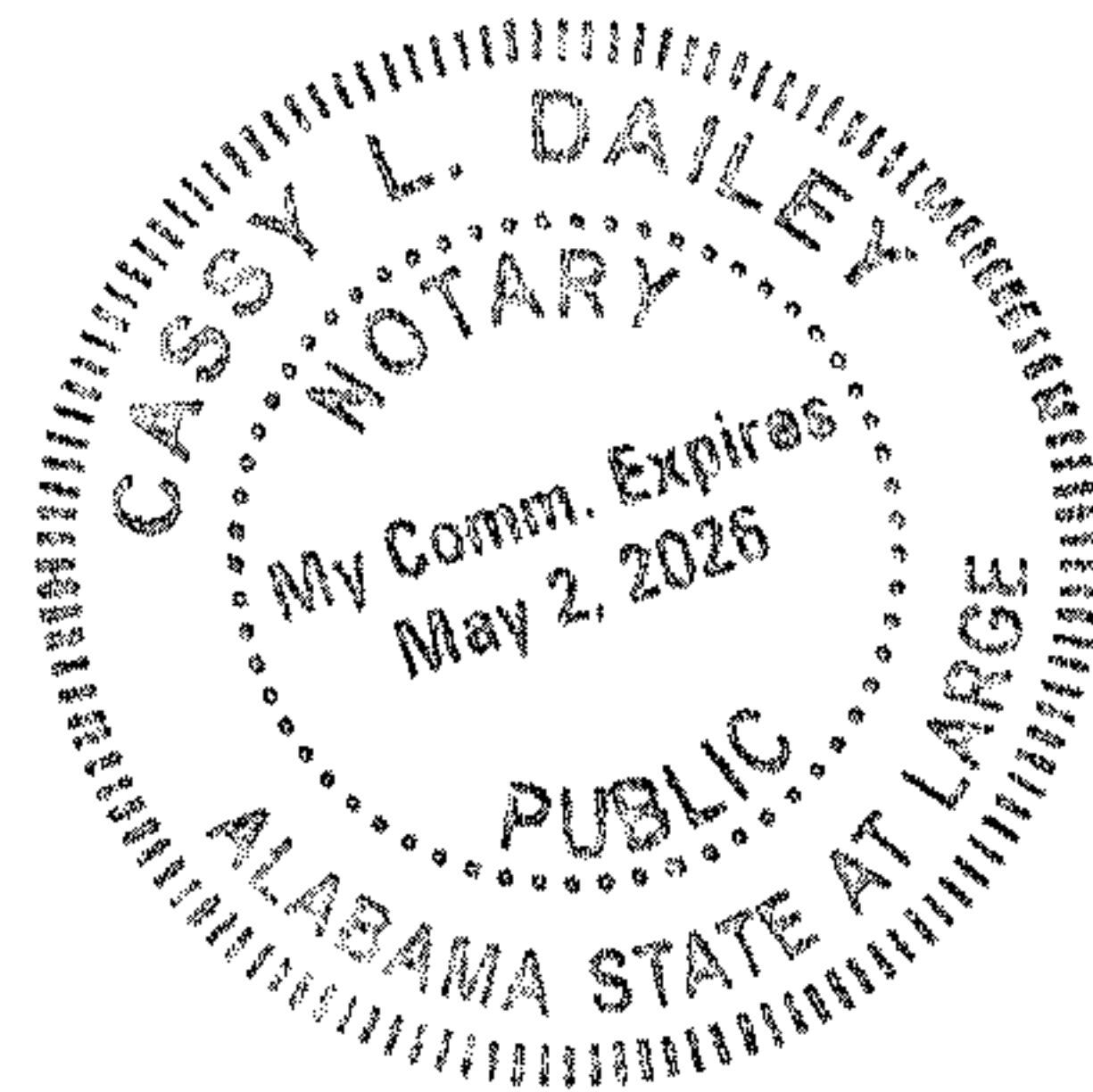


EXHIBIT A

Property 1:

LOT 105, ACCORDING TO THE FINAL PLAT OF CAMDEN COVE WEST, SECTOR 3, PHASE 1, AS
RECORDED IN MAP BOOK 35, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/22/2024 08:41:36 AM
\$36.00 PAYGE
20240522000151360

Allie S. Beyle