

SEND TAX NOTICE TO:
E21, LLC
4000 Southlake Park, Ste 200
Hoover, Alabama 35244

This instrument was prepared by
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20180409000116610
04/09/2018 08:18:22 AM
DEEDS 1/3

WARRANTY DEED

STATE OF Alabama

~~Jefferson~~ COUNTY

Shelby
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Two Thousand dollars & no cents (\$82,000.00)
To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I,
Frances C. Brannon, a single person, and Wayne Carroll, a married man (herein referred to as Grantor, whether one or more), do
hereby grant, bargain, sell and convey unto **E21, LLC** (herein referred to as grantee, whether one or more), the following described
real estate, situated in Jefferson County, Alabama, to-wit:

LOT 116, ACCORDING TO THE SURVEY OF SUMMERCHASE, PHASE 4, AS RECORDED IN MAP
BOOK 26, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2018 and subsequent years. (2) Easements, restrictions,
reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining
rights, if any.

\$ 0.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed
and recorded simultaneously herewith.

Mildred F. Carroll, who held a Life Estate died on February 19, 2017.

The above described proeprty does not represent the homestead of the Grantors nor their spouse, if any.

Subject to:

All taxes for the year 2018 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by
an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Easements, or claims of easements, not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore, or hereafter furnished, imposed by law, and not shown
by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas,
uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights,
privileges, and immunities relating thereto, whether or not appearing in the Public Records .

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 26,
Page 111.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation
or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document
recorded in Book 2000, Page 9762 and Inst. #2000-23206 in the Probate Office of Shelby County, Alabama.

Building setback line of 20 feet reserved from Spring Street as shown by Map Book 26, page 111.

Easements as shown by recorded plat including 5 feet within building setback line, 7.5 feet on the rear of lot and 5 feet on
the northeasterly side of lot.

FCB
WC

Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed Book 174, page 309, Deed Book 99, page 465, Deed Boo 103, page 168, and Deed Book 206, page 220 in Probate Office.

Reservation of Ingress, Egress, Drainage and Utility easement as set out in Inst. 1997-7984 in Probate Office.

Grant of Land Easement and Restrictive Covenants to Alabama Power Company in Inst. #2000-23206 in Probate Office.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **April 4, 2018** .

Frances C. Brannon (Seal)
Frances C. Brannon

Wayne Carroll (Seal)
Wayne Carroll

STATE OF ALABAMA

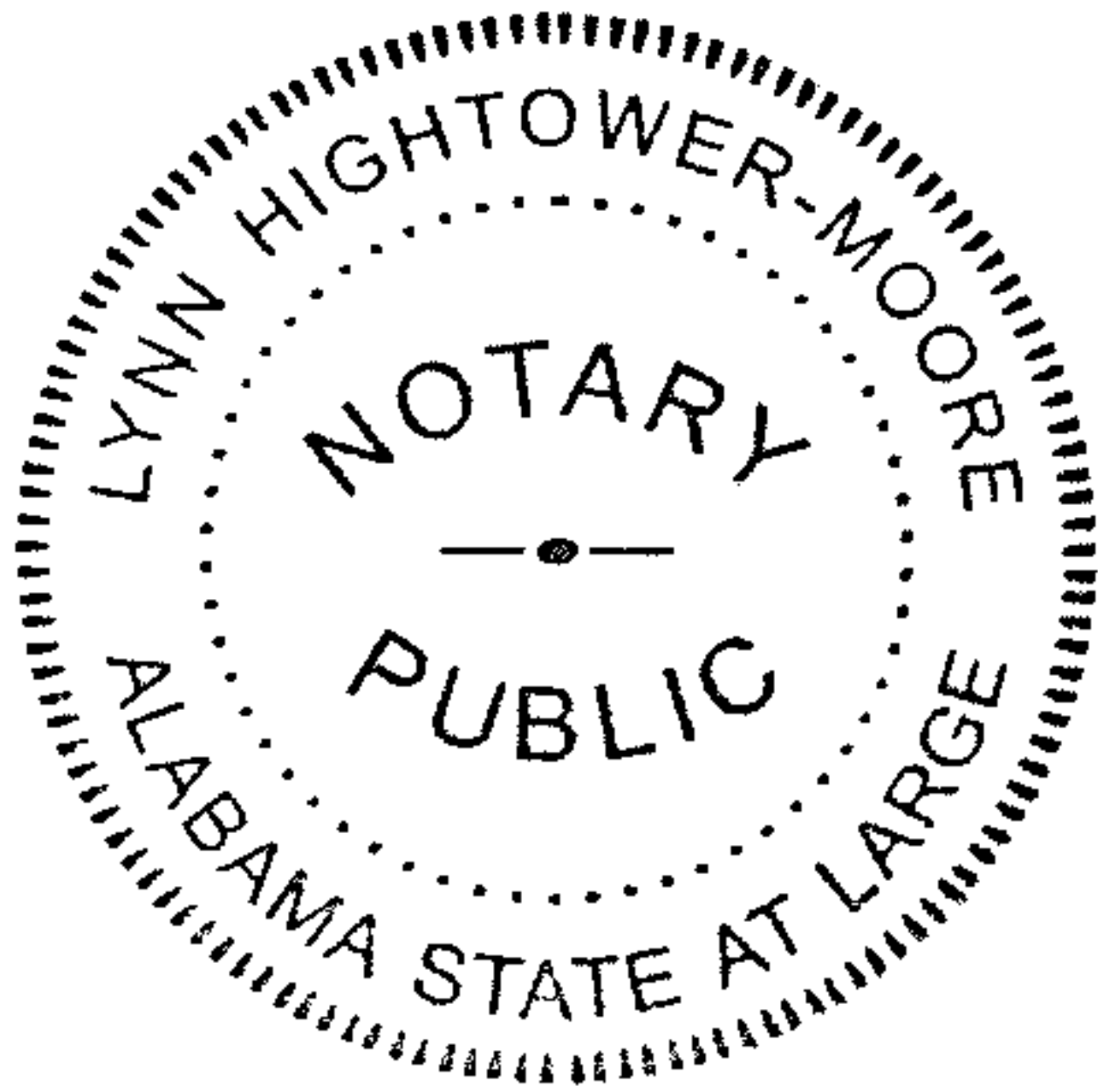
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Frances C. Brannon, a single person, and Wayne Carroll, a married man** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, 2018

[Signature]
Notary Public.
(Seal)
My Commission Expires: 1-4-22



20180409000116610 04/09/2018 08:18:22 AM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Frances C. Brannon and Wayne Carroll Grantee's Name E21, LLC

Mailing Address 5001 Cypress Creek Ave E Apt. 507

Mailing Address 4000 Southlake Park, Ste 200
Hoover, Alabama 35244

Tuscaloosa, Alabama 35405

Property Address 134 Spring Street, Calera, Alabama
35040

Date of Sale 04/04/2018

Total Purchase Price \$82,000.00

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
☐ Closing Statement

☐ Appraisal
☐ Other

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 4-4-18

Print Frances C. Brannon

Unattested

(verified by)

Sign

Frances C. Brannon
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/09/2018 08:18:22 AM
\$103.00 CHERRY
20180409000116610

James W. Fuhrmeister