

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
LaCorey Davis and Tiara Davis
248 Addison Drive
Calera, AL 35040

20180426000142320
04/26/2018 03:41:52 PM
DEEDS 1/2

**CORPORATION FORM STATUTORY WARRANTY DEED JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR**

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$200,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor, E21, LLC, an Alabama Limited Liability Company, by Charles E. Sparks, Managing Member, whose mailing address is 4000 Southlake Park, Suite 200, Hoover, AL 35244 (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto LaCorey Davis and Tiara Davis, whose mailing address is 248 Addison Drive, Calera, AL 35040 (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is 248 Addison Drive, Calera, AL 35040; to-wit:

Lot 143, according to the Final Plat of Camden Cove West Sector 3 Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

AND THE GRANTOR DOES HEREBY COVENANT with the Grantee, except as noted above, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Note: \$204,800.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

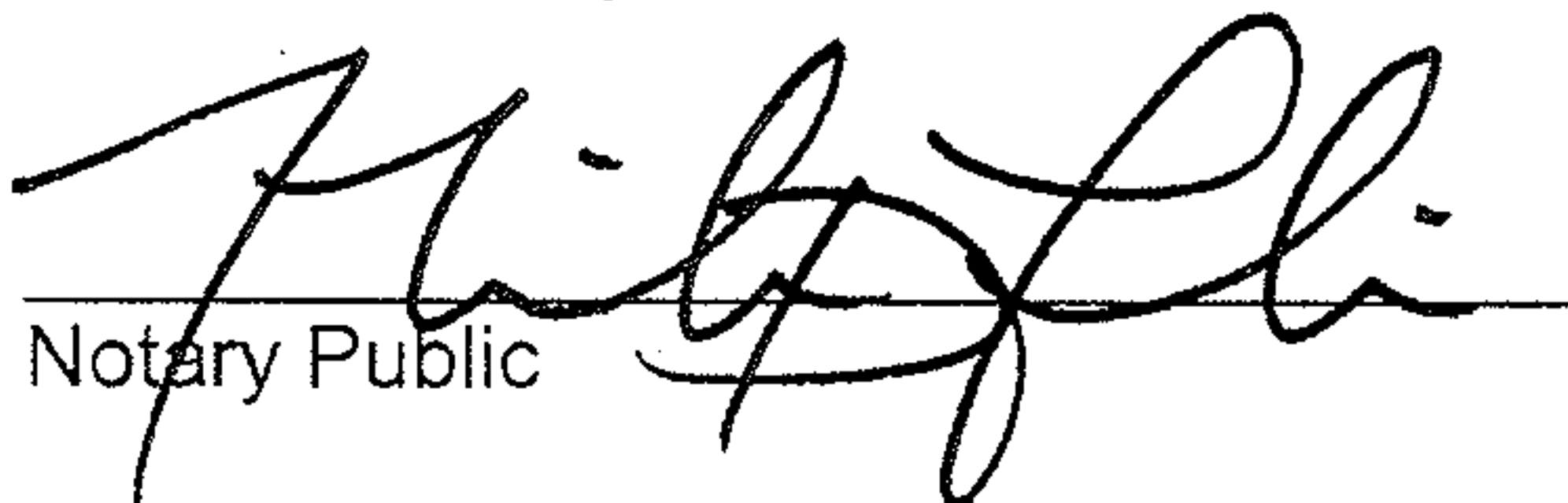
IN WITNESS WHEREOF the said GRANTOR, E21, LLC, an Alabama Limited Liability Company, by Charles E. Sparks, Managing Member, who is authorized to execute this conveyance, hereto set its signature and seal, this the 24th day of April, 2018.

E21, LLC
By: Charles E. Sparks
Its: Managing Member

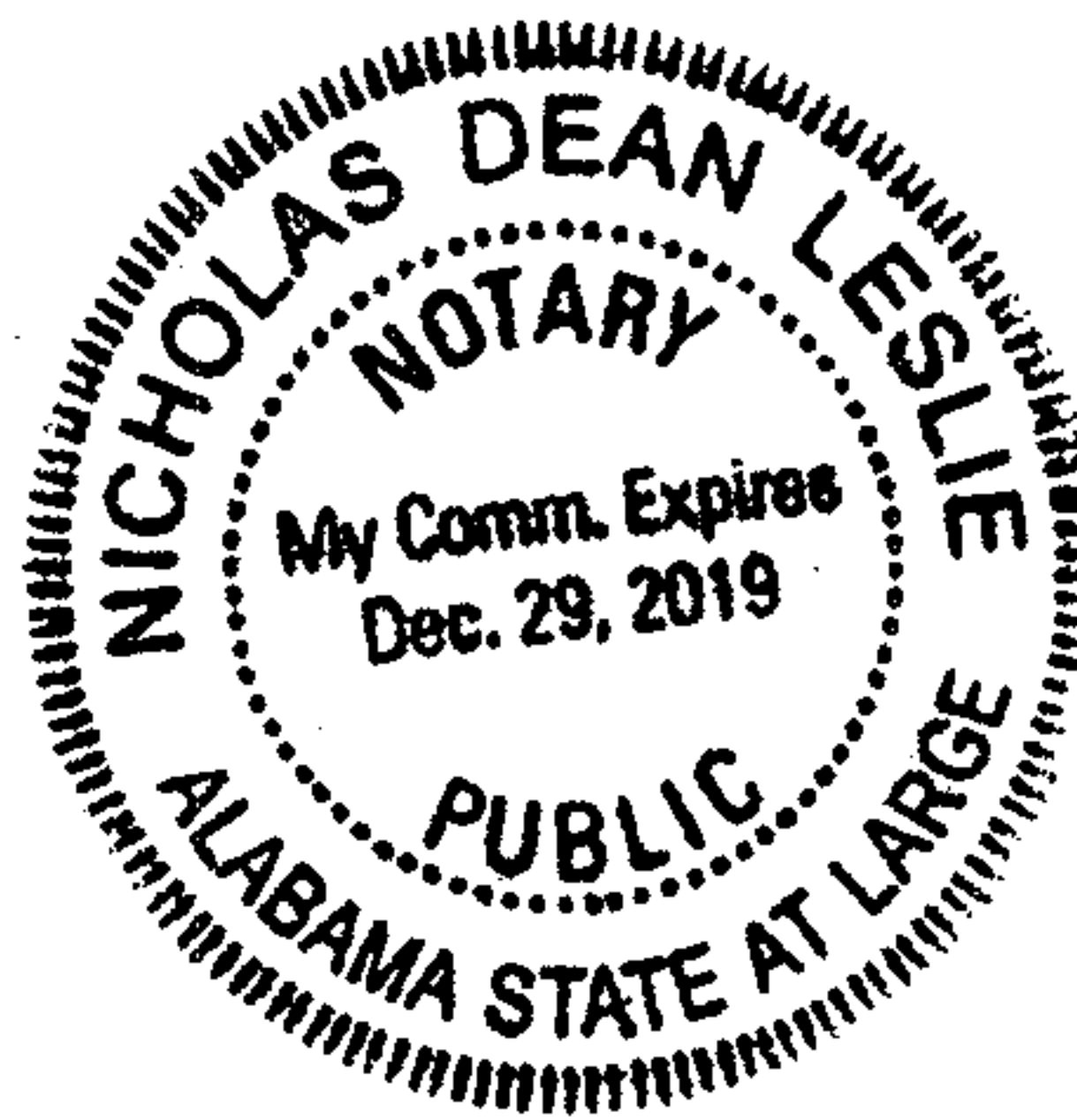
State of Alabama
County of Jefferson

I, Nicholas Dean Leslie, a notary for said County and in said State, hereby certify that Charles E. Sparks, Managing Member of E21, LLC, whose name 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 said instrument, he/she, as such managing member 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 the 24th of April, 2018.


Notary Public

Commission Expires: December 29, 2019



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/26/2018 03:41:52 PM
\$19.00 CHERRY
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