

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

Roger D. Williams
Crystal Williams
241 Camden Cove Parkway
Calera, AL 35040

CORPORATION FORM STATUTORY WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of Two Hundred Thousand and 00/100 (\$200,000.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, **E21 LLC**, an Alabama limited liability company, does hereby grant, bargain, sell and convey unto **Roger D. Williams** and **Crystal Williams**, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 44, according to the Final Plat of Camden Cove, Sector 7, as recorded in Map Book 30, Page 83, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes and assessment for the year 2018 and subsequent years, but not yet due and payable; (2) Any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States of America by virtue of that certain foreclosure evidenced by Mortgage Foreclosure Deed dated 06/12/2018 and recorded in Official Records in Instrument No. 201806220002238900; (3) All easements, rights of way, restriction covenants, conditions and building setback lines as shown on recorded Final Plat of Camden Cove, Sector 7, as recorded in Map Book 30, Page 83, in the Probate Office of Shelby County, Alabama; (4) Covenants, conditions and restrictions as set forth in Instrument document recorded in Instrument No. 2002-42575 and Instrument No. 2002-57745.

\$190,000 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the Grantor does hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, Charles E. Sparks, who is authorized to execute this conveyance, has hereto set its signature and seal this 27th day of August, 2018.

E21 LLC

By:

Charles E. Sparks
Managing Member

STATE OF ALABAMA)

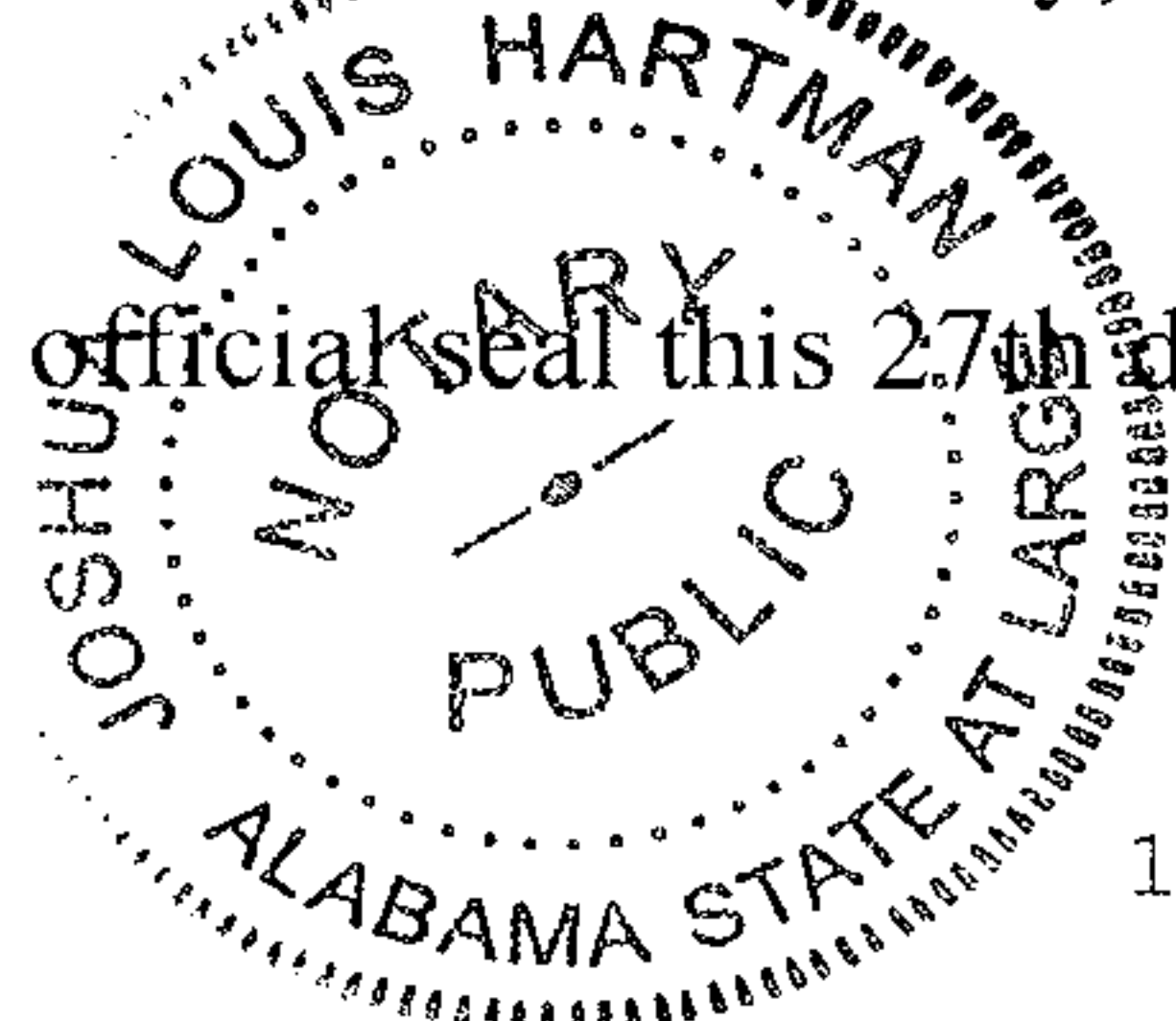
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles E. Sparks**, whose name as Managing Member of E21 LLC, a corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 27th day of August, 2018.

My Commission Expires:

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020



Notary Public

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

Grantor's Name E21 LLC

Mailing Address 241 Camden Cove Parkway
Calera, AL 35040

Grantee's Name Roger D. Williams
Crystal Williams

Mailing Address 241 Camden Cove Parkway
Calera, AL 35040

Property Address 241 Camden Cove Parkway
Calera, AL 35040

Date of Sale August 27, 2018

Total Purchase Price \$200,000.00
or Actual Value \$
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/27/2018 03:37:35 PM
\$28.00 CHERRY
20180827000307620

Allen S. Byrd

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

☐	Bill of Sale	☐	Appraisal
☐	Sales Contract	☐	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 August 27, 2018

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one