

SEND TAX NOTICE TO:
Jimmy D. Lee and Mary Ann Lee
137 Charlton Lane
Birmingham, Alabama 35242

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

20181031000385640
10/31/2018 10:16:05 AM
DEEDS 1/3

Limited Liability Company Warranty Deed

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Fifty Two Thousand Five Hundred dollars & no cents (\$152,500.00)** to the undersigned grantor, **E21 LLC**, A Limited Liability Company, in hand paid by **Jimmy D. Lee and Mary Ann Lee** hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in **Shelby** County, Alabama, towit:

LOT 61, ACCORDING TO THE MAP AND SURVEY OF SAVANNAH POINTE, SECTOR 2, PHASE 3, AS RECORDED IN MAP BOOK 29, PAGE 13, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

\$147,048.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:
Taxes for the year 2018 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

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 1999, Page 25577; Supplementary Restrictions filed in Book 2002, page 06452 in the Probate Office of Shelby County, Alabama.

Homeowners Association filed in Book 1999, page 46478.

TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN INSTRUMENT #1999-25577, SUPPLEMENT IN INSTRUMENT #2000-39586; SUPPLEMENT IN INSTRUMENT #2000-01702, SUPPLEMENT IN INSTRUMENT #2000-01055 AND SUPPLEMENT IN INSTRUMENT #2002-06452.

TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 171, PAGE 279.

RIGHTS OF OTHERS TO USE ACCESS EASEMENT AS SET OUT IN DEED BOOK 170, PAGE 169.

RIGHTS RESERVED BY THE GRANTORS IN DEED BOOK 170, PAGE 169 TO KEEP A GATE, AS TO ACCESS ROAD.

RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 29, PAGE 13.

RIGHT OF WAY TO SOUTHERN NATURAL GAS AS RECORDED IN DEED BOOK 90, PAGE 477.

TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Member(s), who is authorized to execute this conveyance, has hereto set their signature(s) and seal, this **October 26, 2018**.

E21 LLC

By: _____ Seal
Charles E. Sparks
Managing Member

STATE OF Alabama
COUNTY OF Jefferson

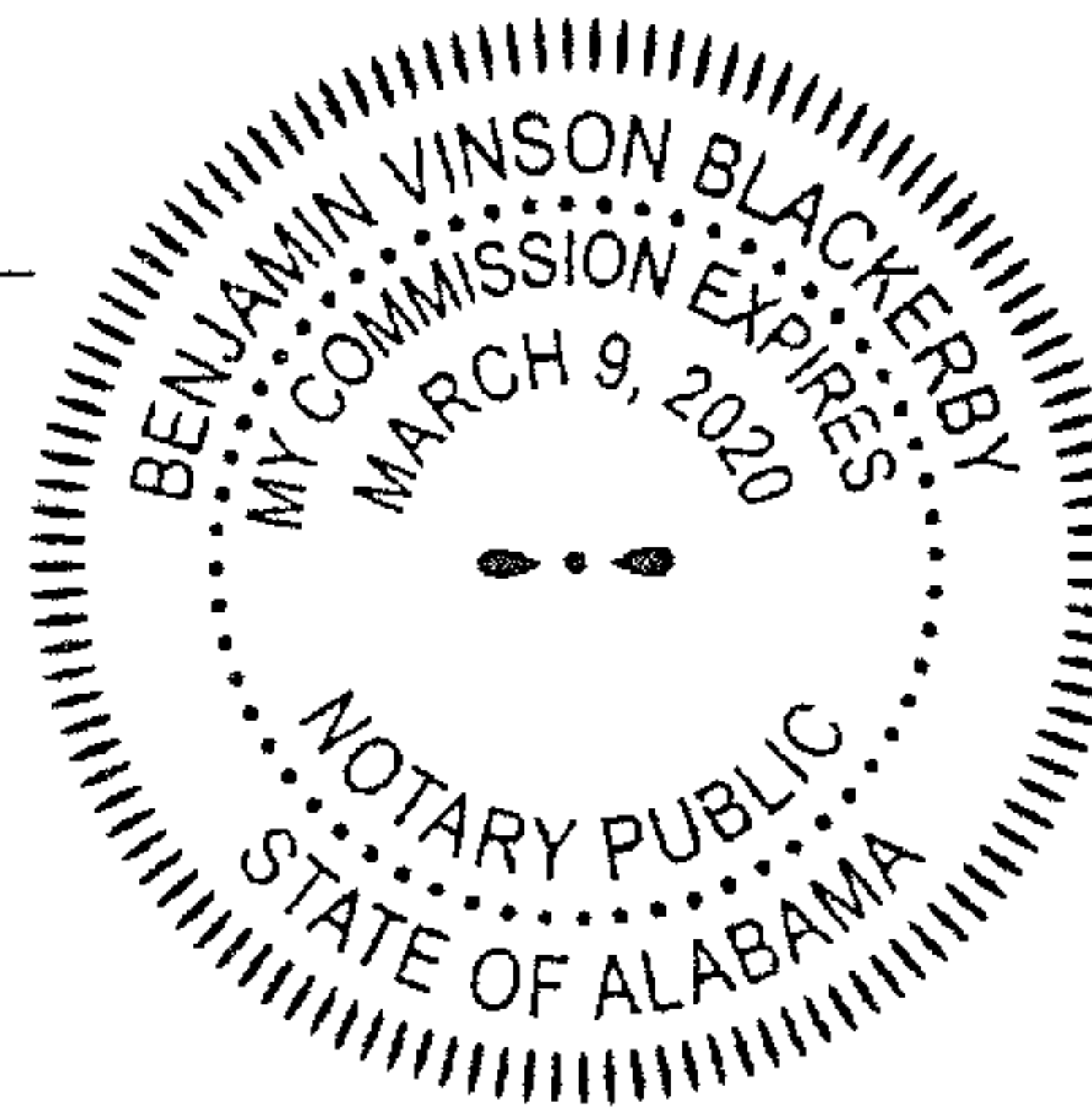
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charles E. Sparks** whose name as Member, of **E21 LLC**, a Limited Liability Company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 26th day of October, 2018.

Notary Public.

(Seal)

My Commission Expires: 3-9-20



20181031000385640 10/31/2018 10:16:05 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 E21 LLC

Grantee's Name Jimmy D. Lee and Mary Ann Lee

Mailing Address 4000 Southlake Park, Suite 200

Mailing Address 137 Charlton Lane
Calera, Alabama 35040

Birmingham, Alabama 35244

Property Address 137 Charlton Lane
Calera, Alabama 35040

Date of Sale 10/26/2018

Total Purchase Price \$152,500.00

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
☐ 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 currency 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 10/26/18

Print Jimmy D. Lee

Unattested

BVB
(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/31/2018 10:16:05 AM
\$26.50 CHERRY
20181031000385640

Allen S. Bayl