

**SEND TAX NOTICE TO:**

Ivan A. Hernandez-Juarez and Jennifer  
Childers-Hernandez  
117 Merimeadows Drive  
Birmingham, Alabama 35242

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

**20190208000042520**  
**02/08/2019 02:17:33 PM**  
**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 Forty Eight Thousand Five Hundred dollars & no cents (\$148,500.)** to the undersigned grantor, **E21, LLC**, A Limited Liability Company, in hand paid by **Ivan A. Hernandez-Juarez and Jennifer Childers-Hernandez** 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 79 ACCORDING TO THE SURVEY OF THE MEADOWS AT MERIWEATHER, PHASE I, AS RECORDED IN MAP BOOK 33, PAGE 69 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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

\$145,809.00 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 2019 and subsequent years

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

Mineral and mining rights, if any.

Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated 10/23/2018 and recorded on 11/08/2018 in Instrument No. 20181108000395910, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America. The company does not attempt herein to disclose or identify the names of all persons, firms, partnerships, corporations, association, governments, or other entities entitled to redeem the property under the laws of the State of Alabama or the United States of America. Nevertheless, rights of redemption exist, and at this time constitute a title defect, and said defect is expressly excepted from coverage under this Policy by virtue of this Exception. The Company expressly disclaims any duty or other legal obligations to list or identify all, persons, firms, partnerships, corporations, associations, governments or other entities entitled to redeem the property under the laws of the State of Alabama or the United States of America and by acceptance of this Policy the Insured hereby releases and discharges the Company, and its issuing agent of and from any such duty, obligation, or undertaking. Also, subject to any loss, or damage, arising from any rights, claims or interest in the land of the mortgagor foreclosed on or any claim that the foreclosure by the foreclosing lender,





set out in that deed of foreclosure referenced herein, is invalid.

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 Instrument No. 20040610000314710 in the Probate Office of Shelby County, Alabama.

15' easement on rear of lot as shown on recorded Map Book 33, Page 69.

8' utility easement on front of lot as shown on recorded Map Book 33, Page 69.

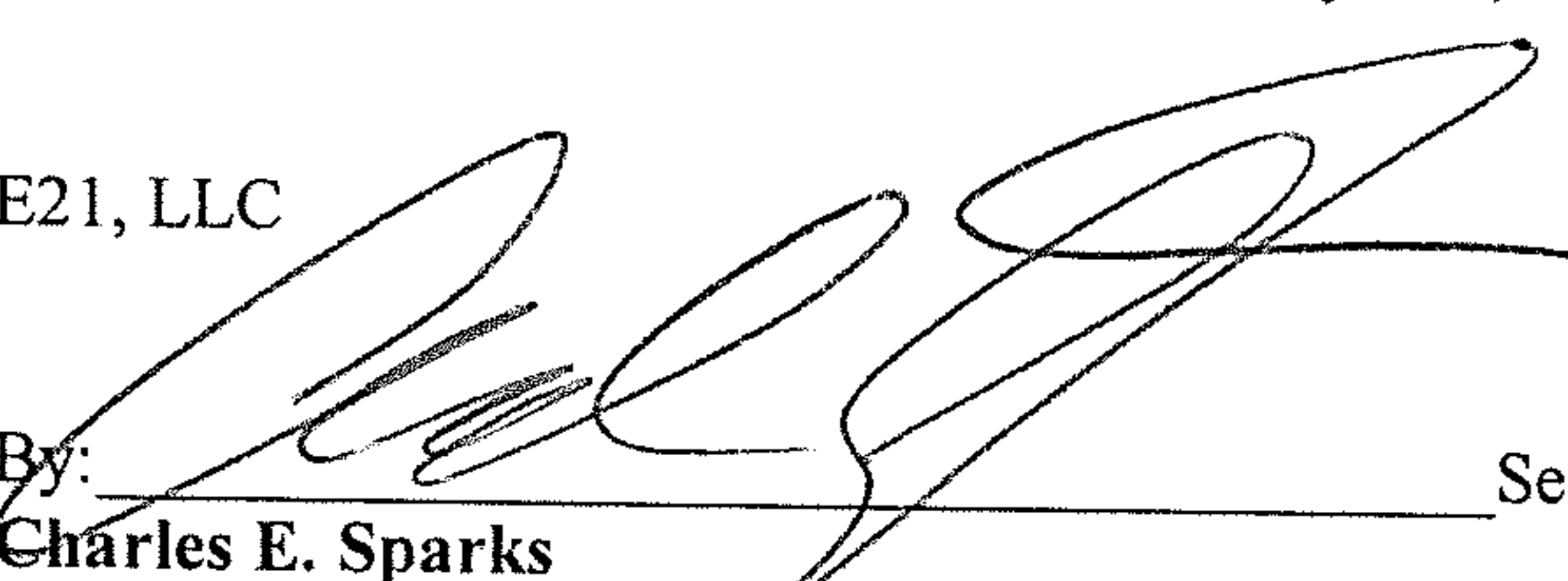
20' building set back as noted on the Plat of The Meadows at Meriweather Phase I, recorded in Plat Book 33, page 69 of the public records of Shelby County, Alabama.

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 **February 08, 2019**.

E21, LLC

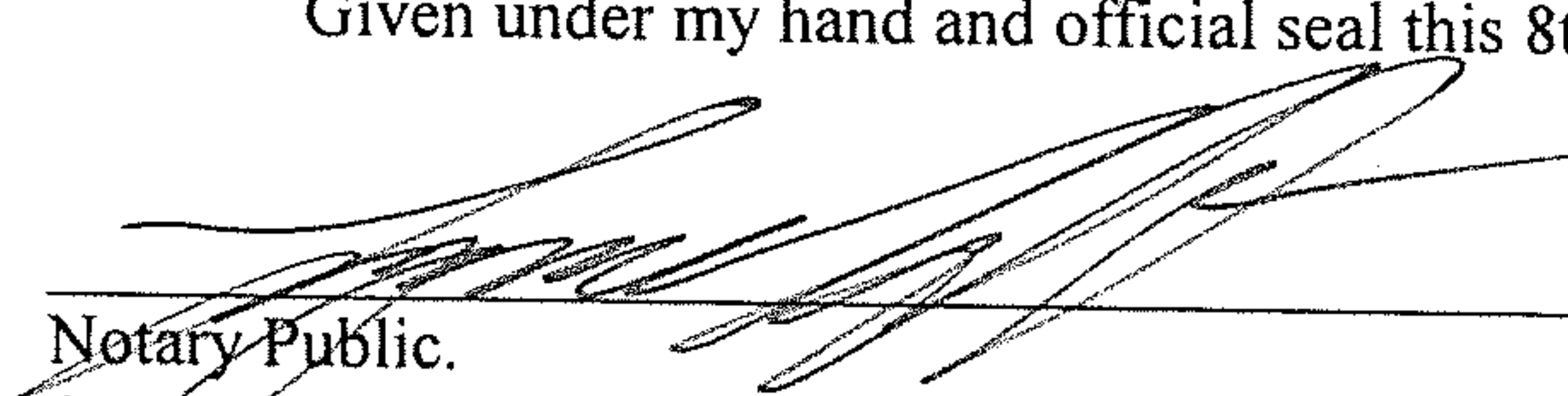
By:   
Charles E. Sparks  
Managing Member

Seal

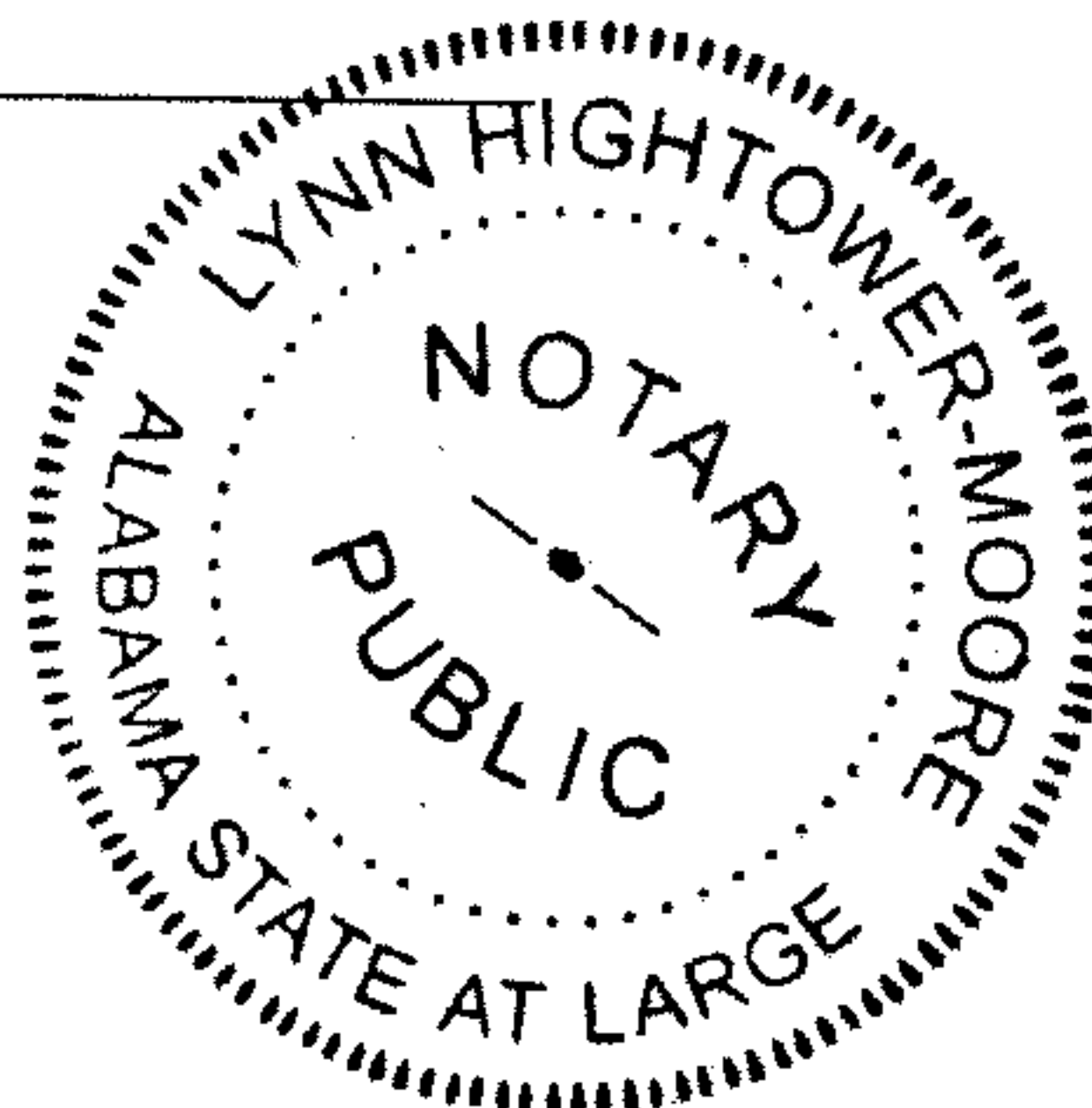
STATE OF Alabama  
COUNTY OF Jefferson

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 8th day of February, 2019.

  
Notary Public.  
(Seal)

My Commission Expires: 1-4-22





**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 Ivan A. Hernandez-Juarez and Jennifer Childers-Hernandez

Mailing Address 4000 Southlake Parkway, Unit 200 &amp; 250

Mailing Address 117 Merimeadows Drive  
Calera, Alabama 35040

Birmingham, Alabama 35244

Property Address 117 Merimeadows Drive  
Calera, Alabama 35040Date of Sale 02/08/2019Total Purchase Price \$148,500.00

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 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 of 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 2-8-19Print Ivan A. Hernandez-Juarez☐ Unattested

(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  
 02/08/2019 02:17:33 PM  
 \$24.00 CHERRY  
 20190208000042520

Alicia S. Boyd