

This document prepared by:  
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PO Box 653  
Birmingham, AL 35201

**20190408000112430**  
**04/08/2019 02:06:29 PM**  
**DEEDS 1/3**

Record and Return to:  
Ruben Edwin Rivera Mercado and Miriam Casiano  
1005 Aronimink Drive  
Calera, Alabama 35040

STATE OF ALABAMA  
COUNTY OF Shelby

**SPECIAL WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

THIS INDENTURE made and entered into on this 04/05/2019, by and between E21 LLC, 64 Highway 265, Alabaster, Alabama 35007, hereinafter referred to as Grantor and Ruben Edwin Rivera Mercado and Miriam Casiano, 1005 Aronimink Drive, Calera, Alabama 35040, hereinafter referred to as Grantee.

WTNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Eighty Thousand dollars & no cents (\$180,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in Shelby County, Alabama:

LOT 87, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE, AS RECORDED IN MAP BOOK 34, PAGE 117 A,B,C AND D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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

\$65,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

Grantor is exempt from all taxation imposed by any state, county, municipality or local taxing authority, except for real property taxes.

Thus, Grantor is exempt from any and all transfer taxes. See, 12 U.S.C 1723a (c)(2).



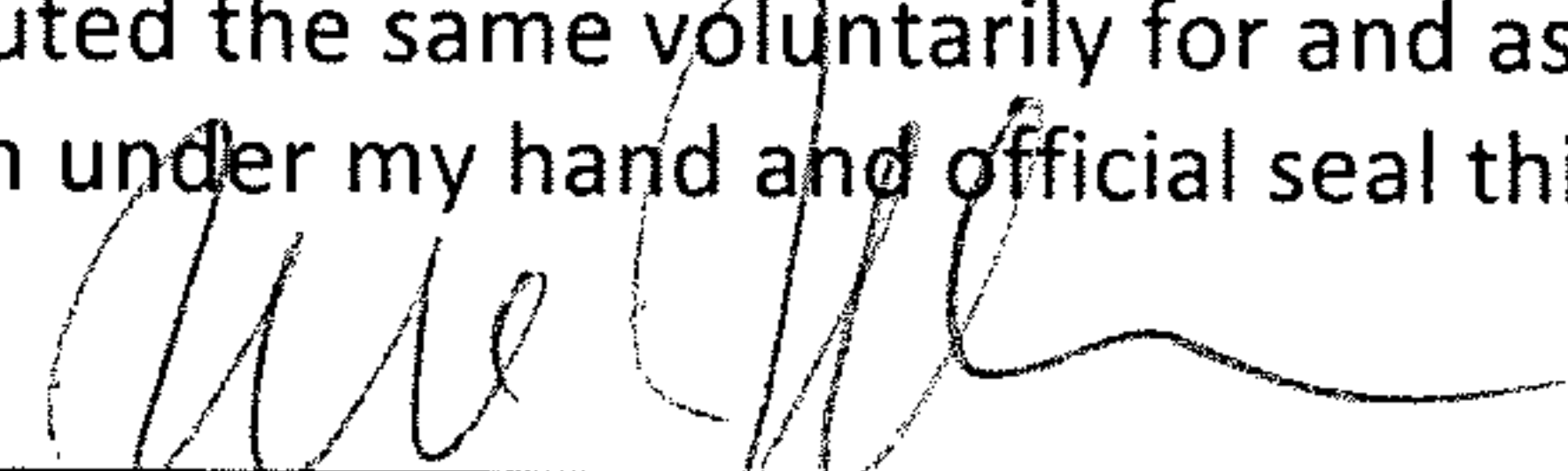
IN WITNESS WHEREOF, the said Grantor have hereunto set their hands and seals on this the day and year acknowledged below.

E21 LLC

Charles E. Sparks  
Its 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 Managing 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 officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.  
Given under my hand and official seal this April 05, 2019.

  
\_\_\_\_\_  
Notary Public

My commission expires: 1/9/2021

WILLIAM PATRICK COCKRELL, II  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 9, 2021



## 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 Ruben Edwin Rivera Mercado and Miriam Casiano

Mailing Address 64 Highway 265  
Alabaster, Alabama 35007Mailing Address 1005 Aronimink Drive  
Calera, Alabama 35040Property Address 1005 Aronimink Drive  
Calera, Alabama 35040Date of Sale 04/05/2019Total Purchase Price \$180,000.00

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 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 responsibility 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 April 5, 2019

William Rivera Mercado  
 Print Ruben Edwin Rivera Mercado

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/08/2019 02:06:29 PM  
 \$136.00 CHERRY  
 20190408000112430

Allen S. Boyd