

SEND TAX NOTICE TO:
F. Monte Martin and Nancy Morgan Martin
140 Glen Abbey Way
Alabaster, Alabama 35007

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

20190416000123750
04/16/2019 11:51:20 AM
DEEDS 1/3

Limited Liability Company Warranty Deed
Joint Tenancy with Right of Survivorship

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Thousand dollars & no cents (\$300,000.00)** to the undersigned grantor, **E21 LLC**, A Limited Liability Company, in hand paid by **F. Monte Martin and Nancy Morgan Martin** 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) for and during joint lives as joint tenants 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**, to wit:

LOT 59, ACCORDING TO THE SURVEY OF WEATHERLY, GLEN ABBEY SECTOR 12, PHASE 3, AS RECORDED IN MAP BOOK 19, PAGE 155, 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.

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.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 19, Page 155.

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 10/19/2018 and recorded on 10/23/2018 in Instrument #20181023000375200, 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 Book 1995, Page 12193 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD To the said Grantee(s) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship 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 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 **April 12, 2019**.

E21 LLC

By:
Charles E. Sparks
Managing Member

Seal

STATE OF Alabama
COUNTY OF Jefferson

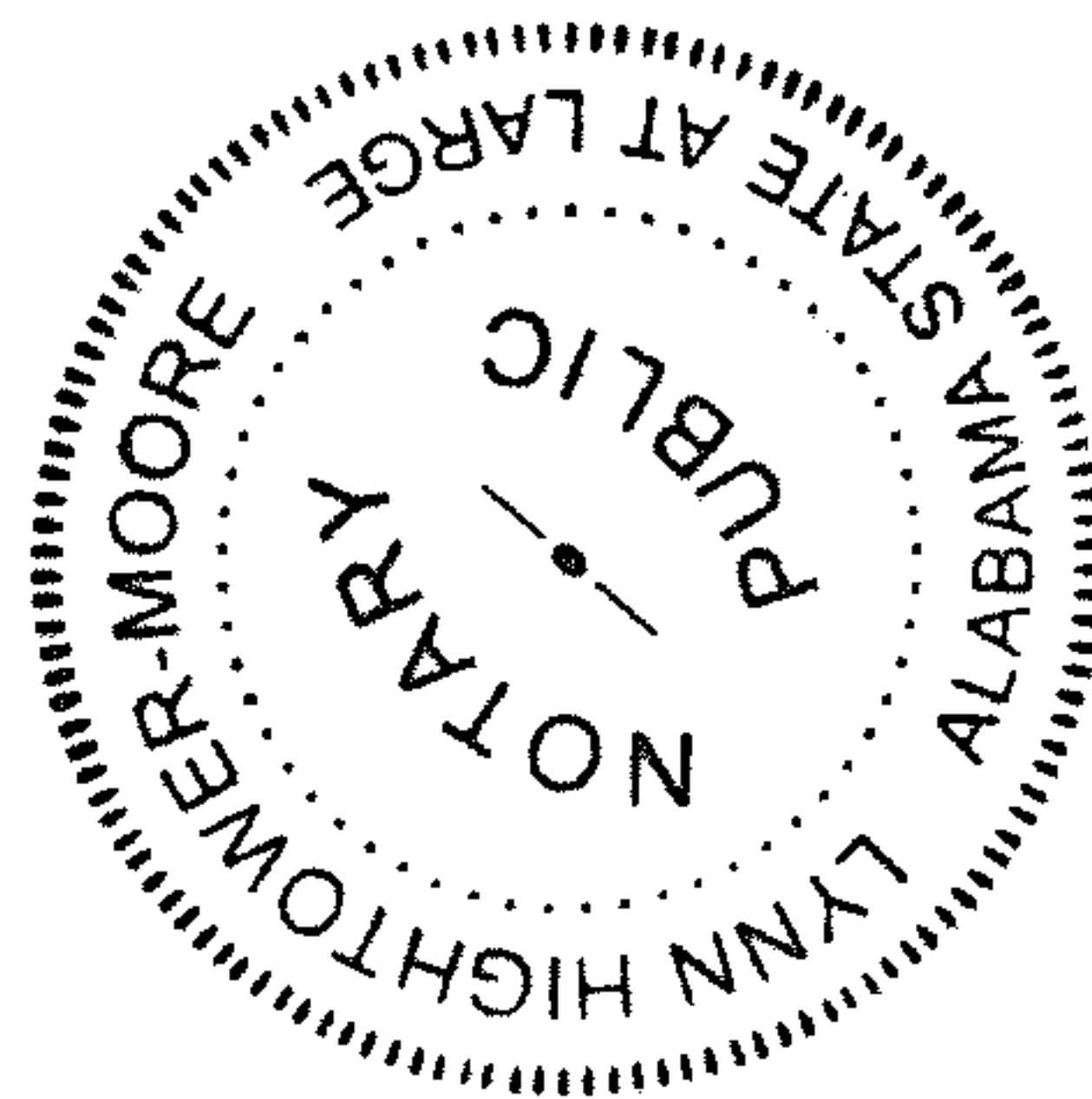
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charles E. Sparks** whose name as Member, of **E21 LLC**, a Limited Liability Company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being 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 12th day of April, 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 F. Monte Martin and Nancy Morgan Martin

Mailing Address 64 Highway 265, Suite 205
Alabaster, AL 35007Mailing Address 140 Glen Abbey Way
Alabaster, Alabama 35007Property Address 140 Glen Abbey Way, Alabaster,
Alabama 35007Date of Sale 04/12/2019Total Purchase Price \$300,000.00

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 curreny 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 4-12-19Print F. Monte Martin**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
 04/16/2019 11:51:20 AM
 \$256.00 CHERRY
 20190416000123750

Allen S. Bayl