

This document prepared by:
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Birmingham, AL 35201

20190416000124330
04/16/2019 02:02:12 PM
DEEDS 1/3

Record and Return to:
Victor Saenz and Mariela Saenz
1260 Willow Creek Place
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF Shelby

SPECIAL WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

THIS INDENTURE made and entered into on this 04/12/2019, by and between E21, LLC, 64 Highway 26S, Ste 502, Alabaster, Alabama 35007, hereinafter referred to as Grantor and Victor Saenz and Mariela Saenz, 1260 Willow Creek Place, Alabaster, Alabama 35007, hereinafter referred to as Grantee.

WTNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Ninety Five Thousand dollars & no cents (\$195,000.00), 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 6, ACCORDING TO THE MAP OR SURVEY OF WILLOW CREEK, PHASE TWO, AS RECORDED IN MAP BOOK 9, PAGE 102, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

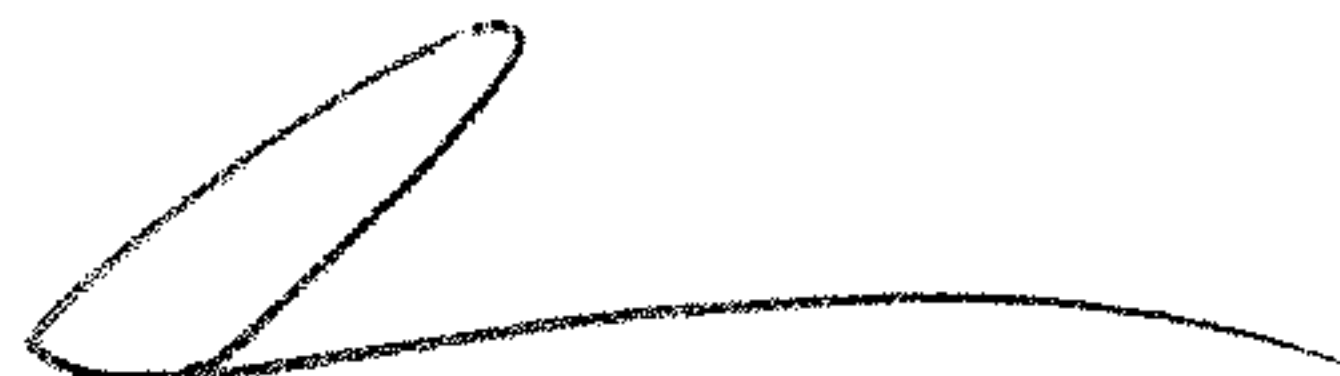
This property does not constitute the homestead of the Grantor(s).

\$191,468.00 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

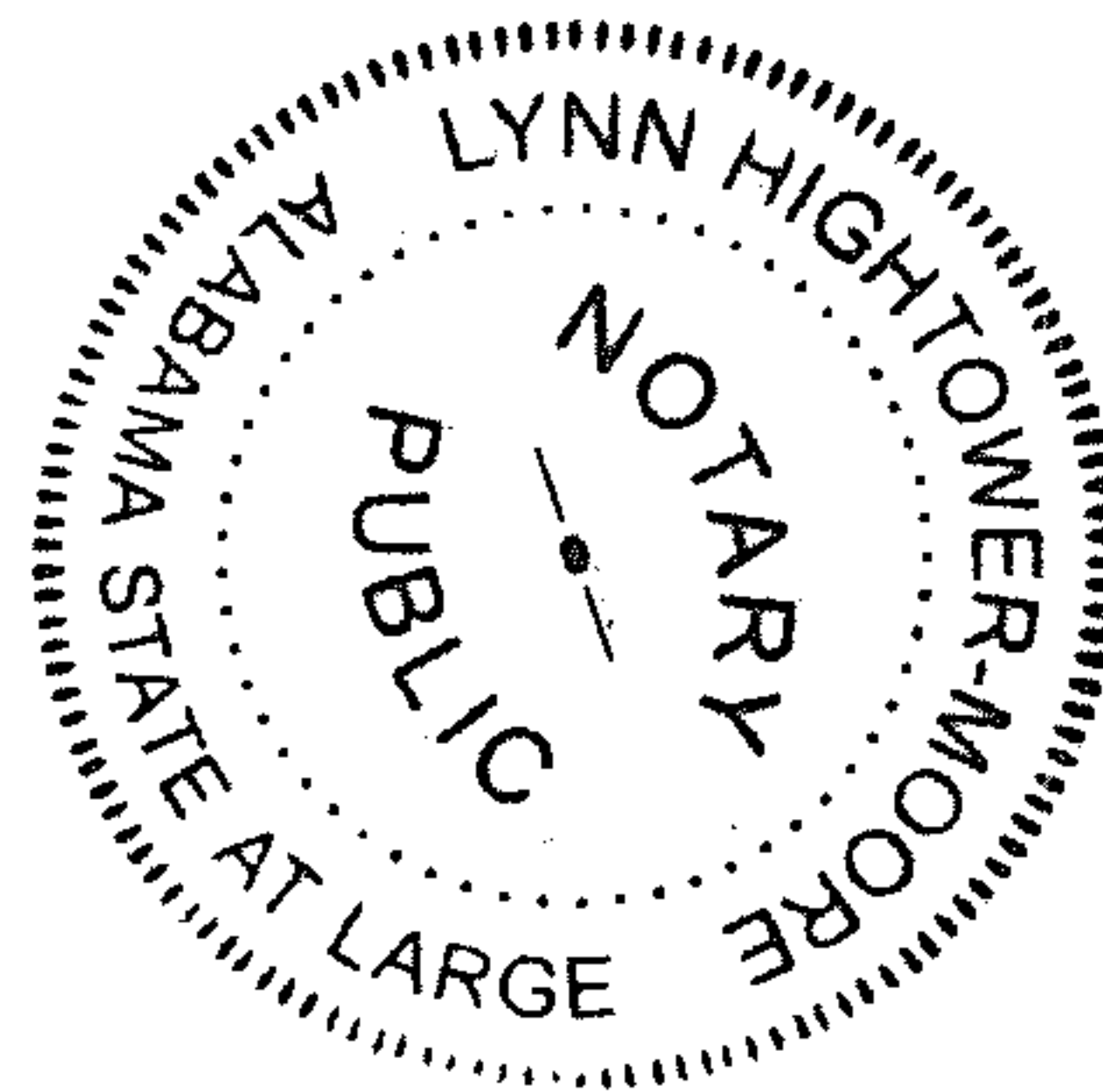
Charles E. Sparks
Its Mangaging Member

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 12, 2019.

Notary Public

My commission expires: 1-4-22



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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 Victor Saenz and Mariela Saenz

Mailing Address 64 Highway 26S, Ste 502
Alabaster, Alabama 35007

Mailing Address 1260 Willow Creek Place
Alabaster, Alabama 35007

Property Address 1260 Willow Creek Place
Alabaster, Alabama 35007

Date of Sale 04/12/2019

Total Purchase Price \$195,000.00

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 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 4-12-19

Print Victor Saenz

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 02:02:12 PM
\$25.00 CHARITY
20190416000124330

Allen S. Bayl