

This document prepared by:
Shannon E. Price, Esq
Kudulis, Reisinger & Price, LLC
PO Box 653
Birmingham, AL 35201

20191213000461200
12/13/2019 09:16:02 AM
DEEDS 1/3

Record and Return to:
Matthew E. Broyles and Rose A. Chilton
659 Waterford Lane
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 12/09/2019, by and between E21 LLC, 64 Highway 265, Suite 502, Alabaster, Alabama 35007, hereinafter referred to as Grantor and Matthew E. Broyles and Rose A. Chilton, 659 Waterford Lane, Calera, Alabama 35040, hereinafter referred to as Grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor in fee simple, together with every contingent remainder and right to reversion.

WTNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Thirty Thousand dollars & no cents (\$230,000.00), 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 516, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS, SECTOR 4, PHASE 1. AS RECORDED IN MAP BOOK 34, PAGE 73, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

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

\$184,000.00 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 to the said Grantees 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.

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

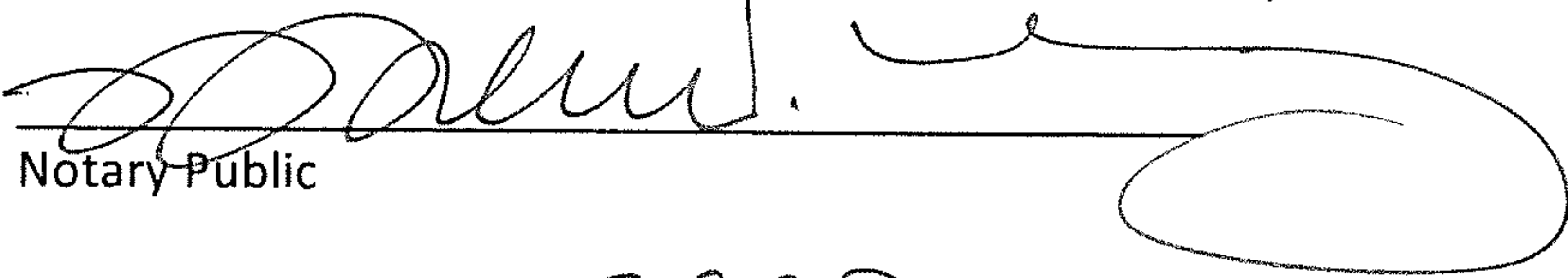
Charles E. Sparks

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 December 09, 2019.


Notary Public

My commission expires: 3-9-20



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 Matthew E. Broyles and Rose A. Chilton

Mailing Address 64 Highway 265, Suite 502
Alabaster, Alabama 35007Mailing Address 659 Waterford Lane
Calera, Alabama 35040Property Address 659 Waterford Lane
Calera, Alabama 35040Date of Sale 12/09/2019Total Purchase Price \$230,000.00

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 12/9/19Print Matthew E. Broyles

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
 12/13/2019 09:16:02 AM
 \$74.00 CATHY
 20191213000461200

A handwritten signature in cursive script, appearing to read "Matthew E. Broyles", is written over a horizontal line.