

Prepared by: Shannon E. Price, Esq. - P. O. Box 653, Birmingham, AL 35201

Send Tax Notice To: Wesley Hurtt , 51 Landings Ln, Wilsonville, Alabama 35186

20200416000150120
04/16/2020 04:17:53 PM
DEEDS 1/2

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Fifty Six Thousand dollars & no cents (\$156,000.00)** to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), **E21, LLC** (herein referred to as GRANTOR, whether one or more) do release, remise and quitclaim unto, **Wesley Hurtt** (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 3, ACCORDING TO THE SURVEY OF CARLETON ESTATES, AS RECORDED IN MAP BOOK 13, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

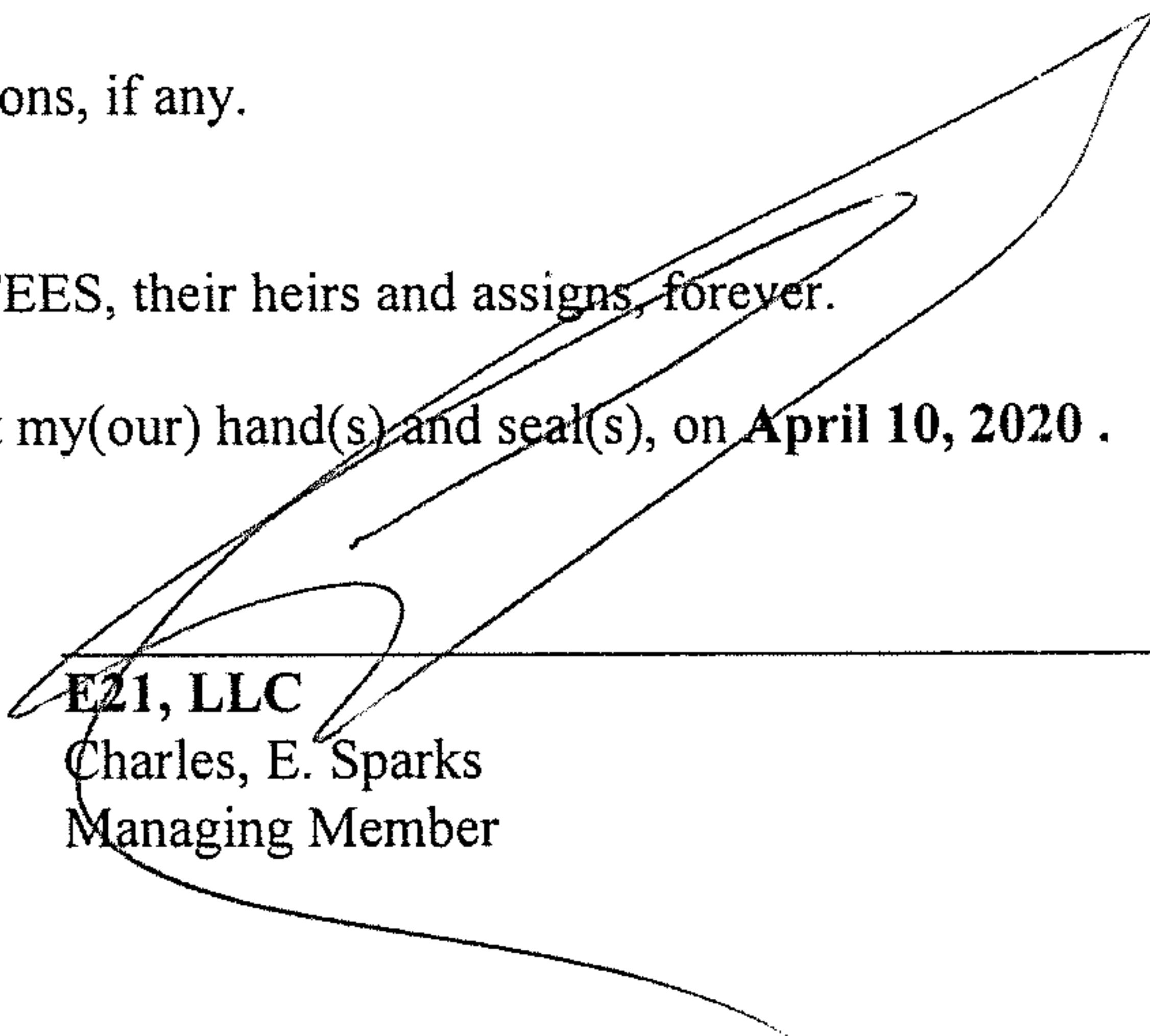
This property does not constitute the homestead of the Grantor(s).

\$134,920.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s), on **April 10, 2020** .

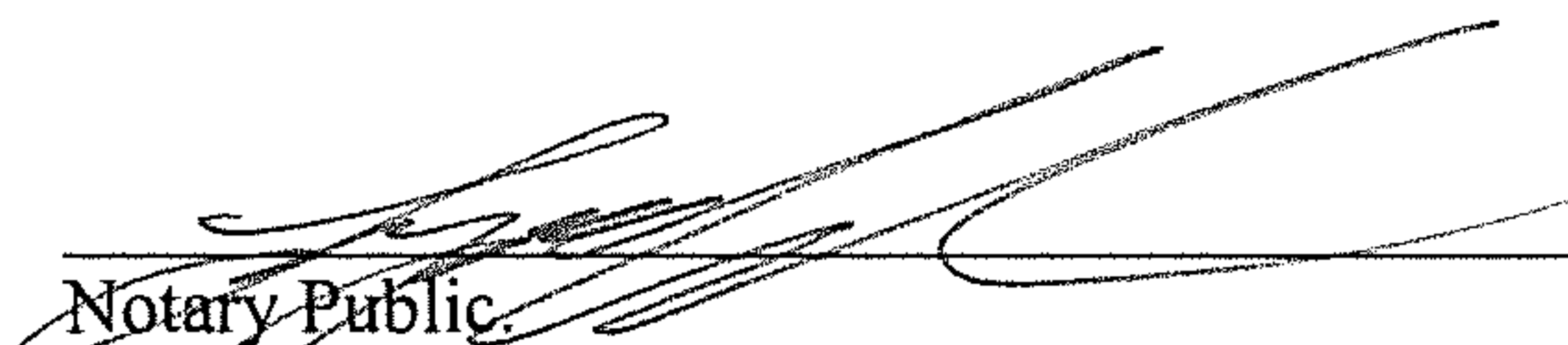


E21, LLC
Charles, E. Sparks
Managing Member

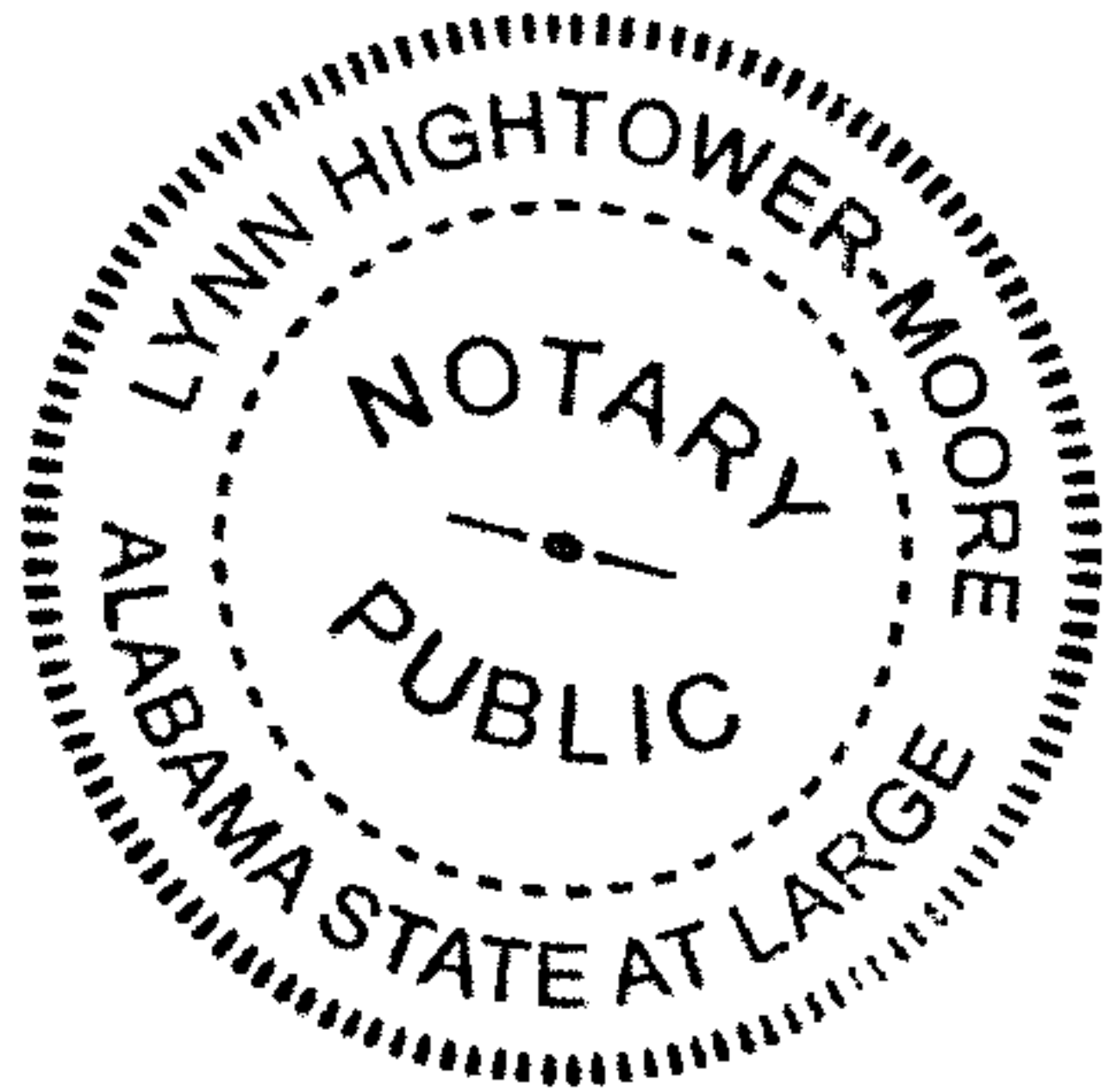
STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charles E. Sparks** whose name as 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 10th day of April, 2020.



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	Wesley Hurtt
Mailing Address	64 Hwy 265, Suite 502 Alabaster, Alabama 35007	Mailing Address	51 Landings Ln Wilsonville, Alabama 35186
Property Address	51 Landings Ln Wilsonville, Alabama 35186	Date of Sale	04/10/2020
		Total Purchase Price	\$156,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

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.

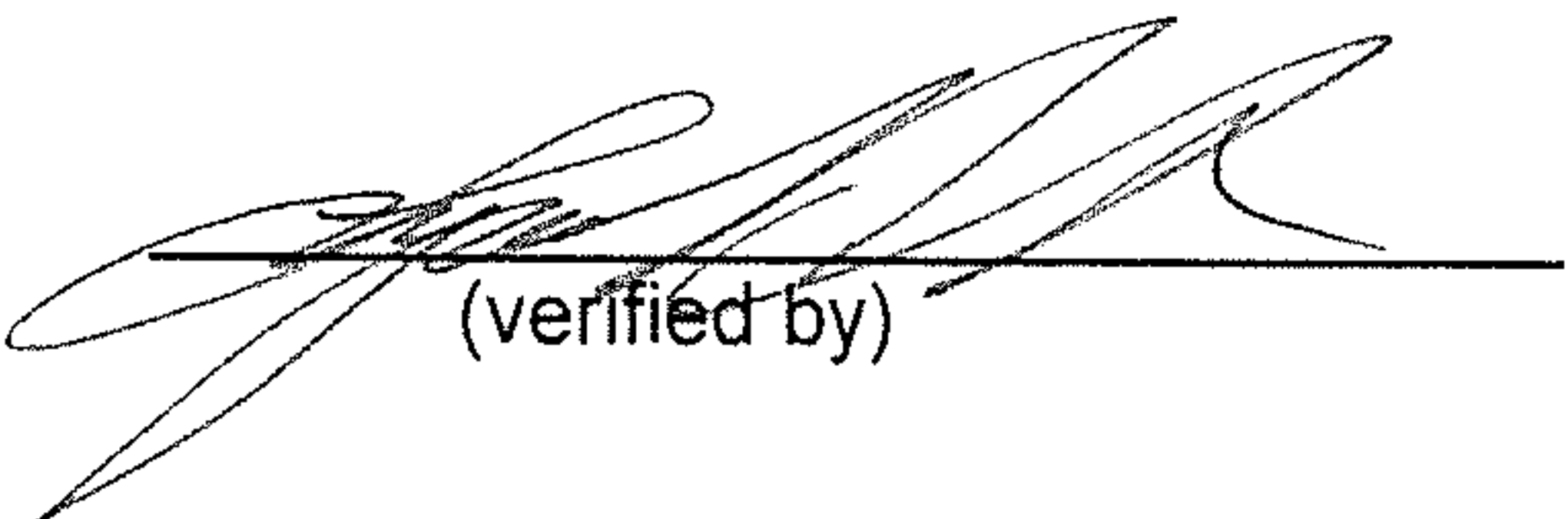
Date of Sale - the date on which interest to the property was conveyed.

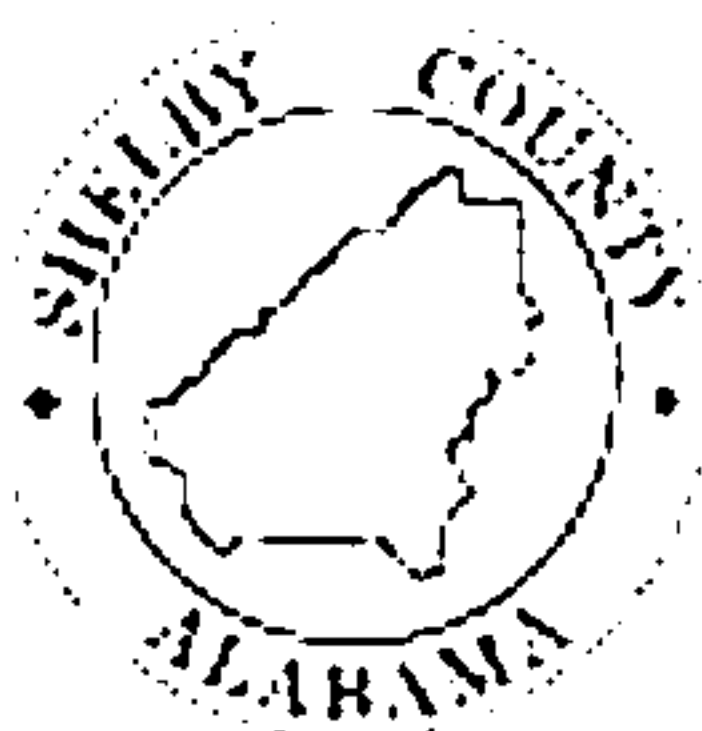
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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	4-10-2020	Print	Wesley Hurtt
☐ 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
04/16/2020 04:17:53 PM
\$46.50 CATHY
20200416000150120

Allen S. Bayl