

Prepared by:
Cassy L. Dailey
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

20200731000323390
07/31/2020 10:36:05 AM
DEEDS 1/1

Send Tax Notice To:
Thomas B. Rembert

164 Ridgecrest Rd.
Calera, AL 35040

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Seventy Thousand Dollars and No Cents (\$170,000.00) to the undersigned Grantor, Empire Homes, LLC, **An Alabama Limited Liability Company, whose mailing address is 349 Dogwood Trail, Alabaster, AL 35007** (herein referred to as Grantor) in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Thomas B. Rembert, whose mailing address is 164 Ridgecrest Rd., Calera, AL 35040, (herein referred to as Grantee whether one or more) the following described real estate, situated in Shelby County, Alabama, **the address of which is 164 Ridgecrest Rd., Calera, AL 35040;** to wit;

Lot 37, according to the Final Plat of Ridgecrest Subdivision, Phase One, Sector Two, as recorded in Map Book 37, Page 43, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

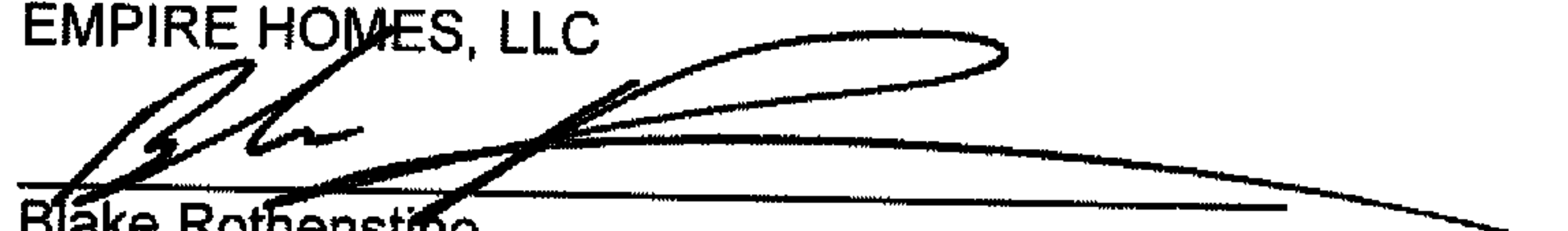
\$161,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, 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 Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, THE SAID Grantor, by its Managing Member, Blake Rothenstine, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of July, 2020.

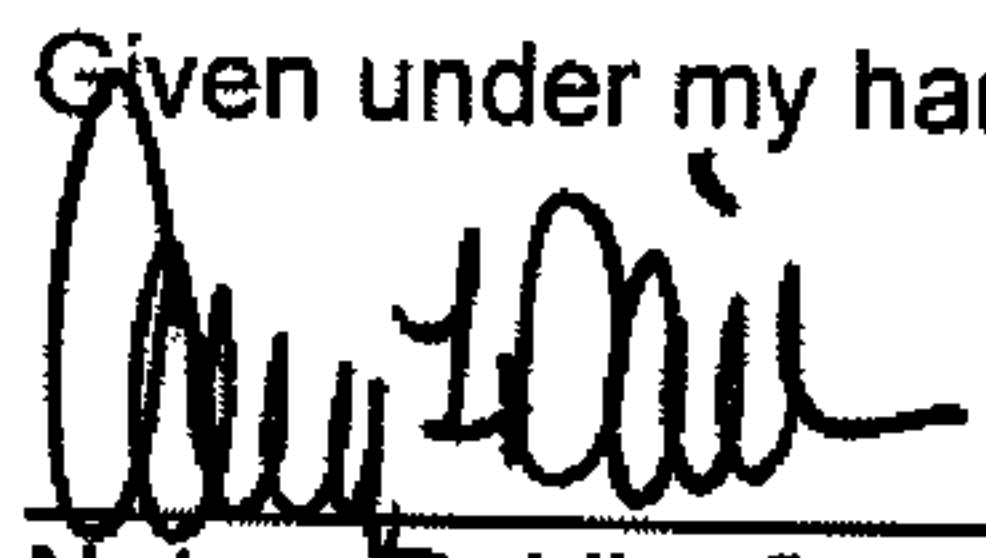
EMPIRE HOMES, LLC

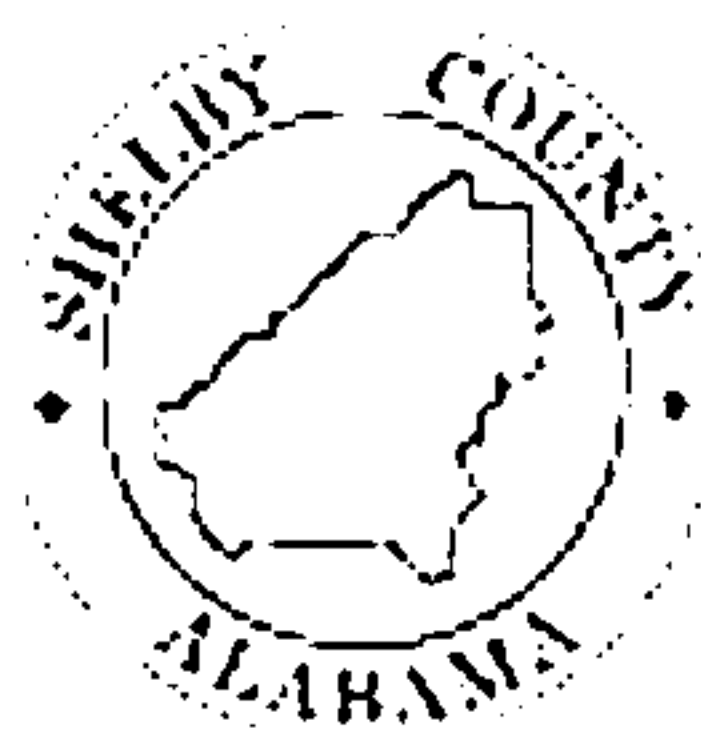
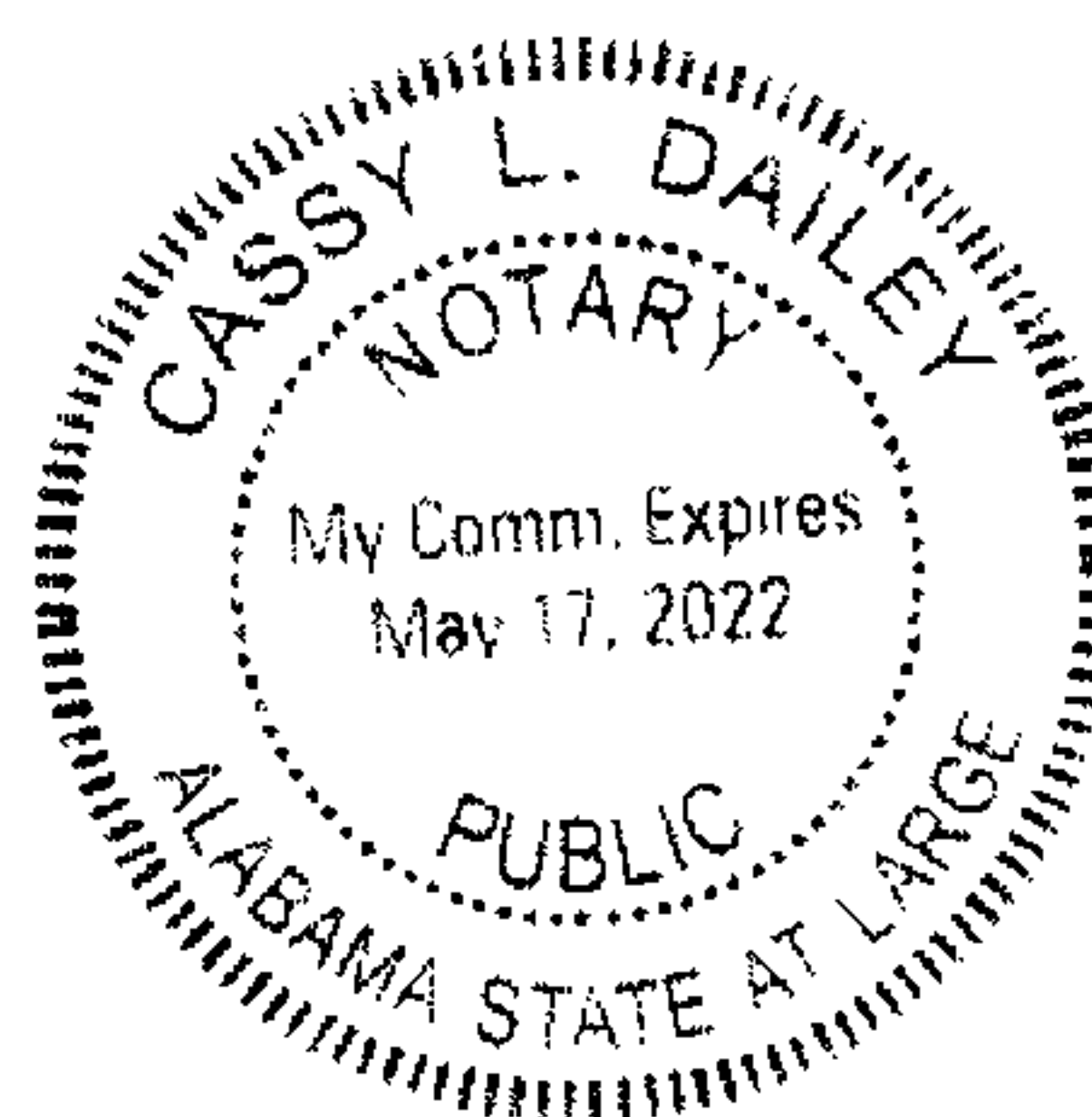

Blake Rothenstine
Managing Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for the said county in said state, hereby certify that Blake Rothenstine, whose name as Managing Member of Empire Homes, LLC, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said entity on the day the same bears date .

Given under my hand and official seal, this the 15th day of July, 2020.


Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/31/2020 10:36:05 AM
\$30.50 CHARITY
20200731000323390

