

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

DEEDS 1/6
Send Tax Notice to:
Empire Homes, LLC
349 Dogwood Trl
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWENTY FIVE THOUSAND (\$25,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Reese Eddie Ervin, Jr. as Personal Representative of the Estate of Dorothy Dean Ervin, deceased Probate Case No. PR-2020-000794, Reese Eddie Ervin, Jr., a(n) __married man, Dave S. Ervin, a(n) __married man, and Joann Ervin, a(n) __married woman** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Empire Homes, LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record. This property is not the homestead of GRANTORS or GRANTORS' spouse(s).

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

This property is not the homestead of GRANTOR(S) or GRANTOR'S(S') spouse(s).

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 6 day of January, 2021.

Reese Eddie Ervin Jr.

Reese Eddie Ervin, Jr. as Personal Representative of the Estate of Dorothy Dean Ervin, deceased Probate Case No. PR-2021-000794

STATE OF Tennessee
Hamilton COUNTY

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Reese Eddie Ervin, Jr. as Personal Representative of the Estate of Dorothy Dean Ervin, deceased Probate Case No. PR-2021-000794**, whose name 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of January, 2021.

Brittany R. Marcum
Notary Public

My Commission Expires November 16, 2022



IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 6 day of January, 2021.

Reese Eddie Ervin Jr.
Reese Eddie Ervin, Jr.

STATE OF Tennessee
Hamilton COUNTY

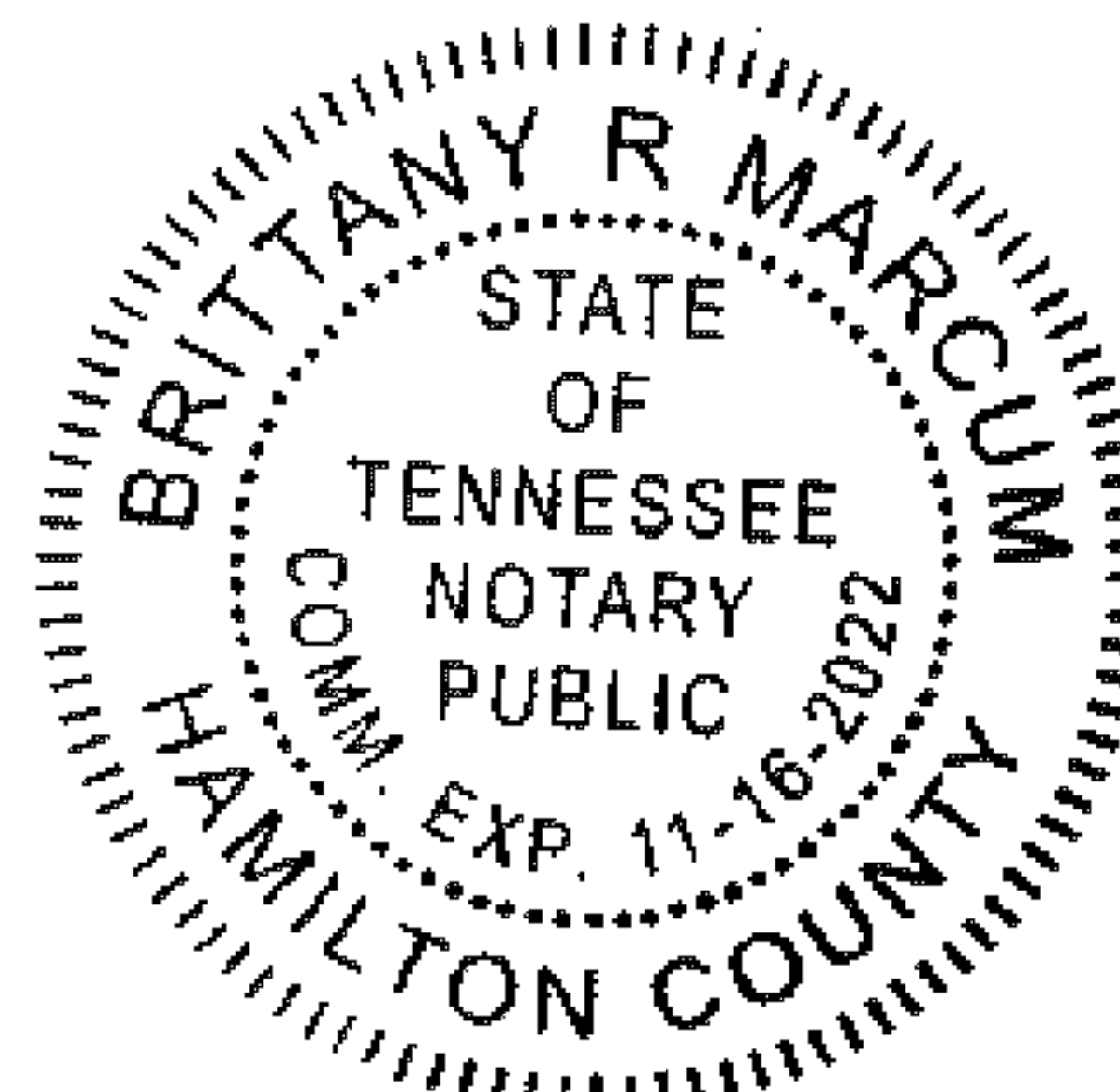
ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Reese Eddie Ervin, Jr.**, whose name 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of January, 2021.

Brittany R. Marcum
Notary Public

My Commission Expires November 16, 2022



IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 6 day of January, 2021.

Dave S. Ervin
Dave S. Ervin

STATE OF TN
Carter COUNTY

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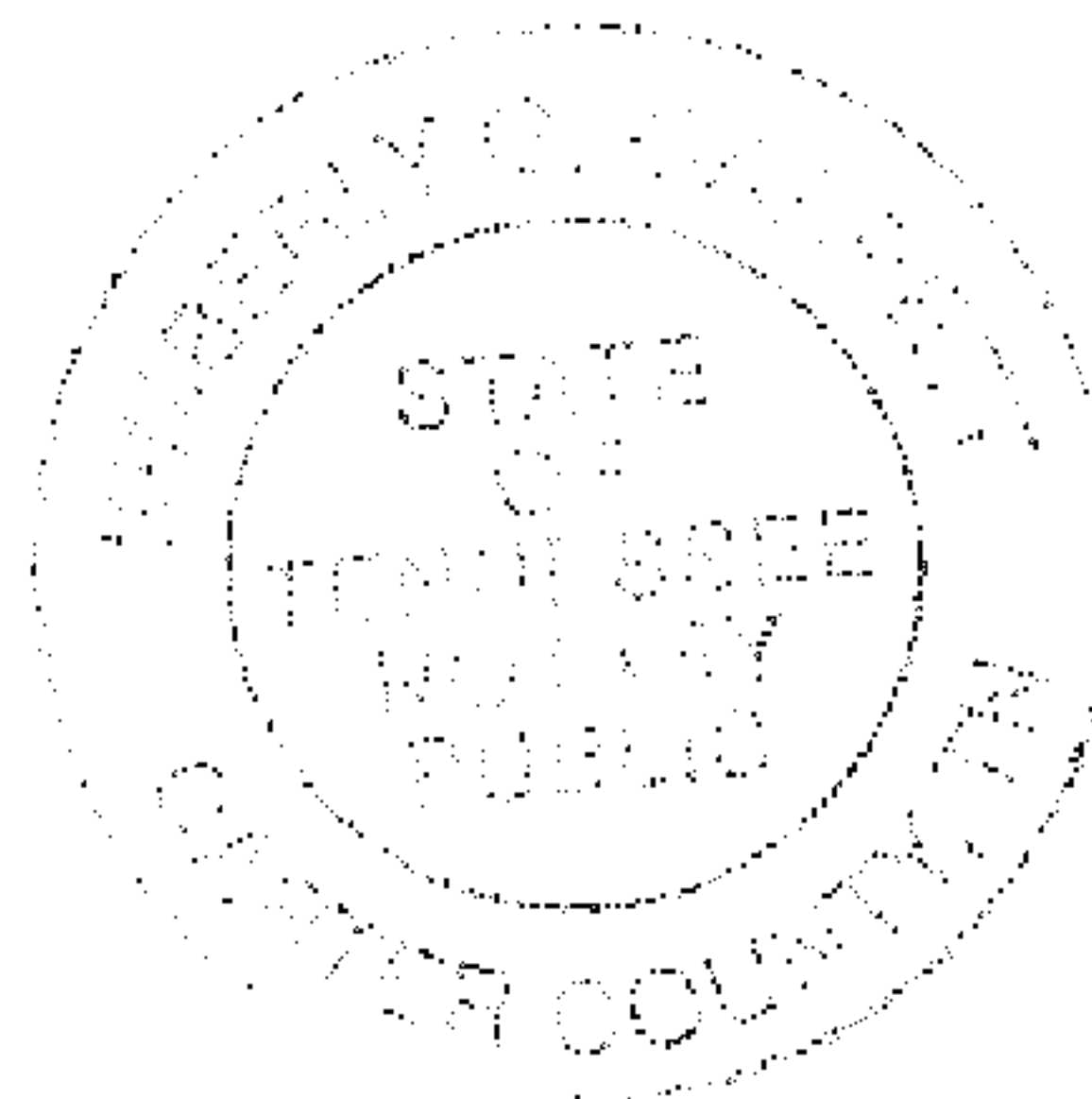
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Dave S. Ervin**, whose name 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of January, 2021.

Kimberly D. Ganett
Notary Public

My Commission Expires: 4/6/2021



IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the
5th day of January, 2021.



Joann Ervin

STATE OF Georgia
Lumpkin COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Joann Ervin**, whose name 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of
January, 2021.



Notary Public

My Commission Expires: 11-24-2023

Tracey L Thomaswick
NOTARY PUBLIC
Lumpkin County, GEORGIA
My Commission Expires 11/24/2023

EXHIBIT "A"
Property Description

Closing Date: January 8, 2021
Buyer(s): Empire Homes, LLC
Property Address: 0 and 00 Eddings Lane, Montevallo, AL 35115

PROPERTY DESCRIPTION:

A part of the NE1/4 of the NW1/4 and part of the NW1/4 of the NE1/4 of Section 35, Township 21, Range 3 West, more particularly described as follows: Commence at a point on the Northern boundary of the NW1/4 of the NE1/4 where said boundary is intersected by the Westerly right of way line of the Montevallo-Siluria Highway for Point of Beginning; run thence in a Westerly direction along the Northern boundary of said NW1/4 of NE1/4 and along the Northern boundary of said NE1/4 of NW1/4 a distance of 2,012.15 feet more or less to the Northwest corner of said NE1/4 of NW1/4 of said Section 35; thence turn to the left and run Southerly along the Western boundary of said NE1/4 of NW1/4 a distance of 437.00 feet to a point; thence turn to the left and run Easterly parallel with the Northern boundary of said NE1/4 of NW1/4 and parallel with the Northern boundary of said NW1/4 of NE1/4 a distance of 2,000 feet, more or less, to a point on the Westerly right of way line of said Montevallo-Siluria Highway; thence turn to the left and run in a Northeasterly direction along said highway right of way a distance of 436.00 feet, more or less, to Point of Beginning.

LESS AND EXCEPT: A part of the Northwest quarter of the Northeast quarter of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Parcel I:

Commence at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section and run South along the West boundary of the Northeast quarter of the Northwest quarter of said Section for a distance of 487.64 feet; thence turn an angle of 89 degrees 10 minutes to the left and run East for a distance of 1799.04 feet to the point of beginning; thence continue along the last described line for a distance of 132.46 feet to the West right of way of Alabama Highway No. 119; thence turn an angle of 79 degrees 23 minutes to other left and run Northeasterly along said right of way for a distance of 171.05 feet to the beginning point of a curve, concave to the Southwest and having an interior angle of 80 degrees 21 minutes and a radius of 15.0 feet; thence run Northeasterly, Northerly Northwesternly and Westerly along said curve for an arc length of 21.03 feet to the ending point of said curve; thence run Westerly along the tangent of said curve for a distance of 148.74 feet; thence turn an angle of 90 degrees 58 minutes to the left and run South for a distance of 183.36 feet to the Point of Beginning.

ALSO LESS AND EXCEPT:

Parcel II:

Commence at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section and run East along the North boundary of said Section for a distance of 1807.10 feet to the Point of Beginning; thence continue along the last described line for a distance of 222.00 feet to the West right of way of Alabama Highway No. 119; thence turn an angle of 101 degrees 30 minutes to the right and run Southwesterly along said right of way for a distance of 154.07 feet to the beginning point of a curve, concave to the Northwest and having an interior angle of 100 degrees 28 minutes and a radius of 25.0 feet; thence run Southwesterly and Westerly along said curve for an arc distance of 43.48 feet to the ending point of said curve; thence run Westerly along the tangent of said curve for a distance of 149.17 feet; thence turn an angle of 89 degrees 02 minutes to the right and run Northerly for a distance of 183.36 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Reese Eddie Ervin, Jr., Personal Representative
of The Estate of Dorothy Dean Ervin
 Mailing Address 8679 Arbutus Drive
Middle Valley, TN 37343

Grantee's Name Empire Homes, LLC
 Mailing Address 349 Dogwood Trail
Alabaster, AL 35007

Property Address 0 and 00 Eddings Lane
Montevallo, AL 35115

Date of Sale _____, 20____
 Total Purchase Price \$25,000.00
 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 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 or 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 _____, 20____

Print: Justin Smitherman

☐ 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
 01/08/2021 01:56:35 PM
 \$65.00 CHERRY
 20210108000014450

Allen S. Byrd

Form RT-1