



20210415000186900 1/3 \$40.50
Shelby Cnty Judge of Probate, AL
04/15/2021 08:14:13 AM FILED/CERT

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

Send Tax Notice to:
Blake Rothenstine
349 Dogwood Trail
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Empire Homes, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Blake Rothenstine**, a(n) __married man (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Jefferson, State of Alabama, to-wit:

BEGIN at the SE Corner of Lot 36 of Monte Terra, 1st Addition, as recorded in Map Book 6, Page 93, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°00'00"W a distance of 183.38'; thence S88°04'00"E a distance of 222.00' to the Westerly R.O.W. line of Alabama Highway 119; thence S13°25'12"W and along said R.O.W. line a distance of 163.85' to a curve to the right, having a radius of 25.00', subtended by a chord bearing S52°11'36"W, and a chord distance of 31.31'; thence along the arc of said curve for a distance of 33.84' to the Northerly R.O.W. line of Eddings Lane; thence N89°02'00"W, leaving said Highway 119 R.O.W. line and along said Eddings Lane R.O.W. line a distance of 159.13' to the POINT OF BEGINNING.

Said Parcel containing 0.83 acres, more or less.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

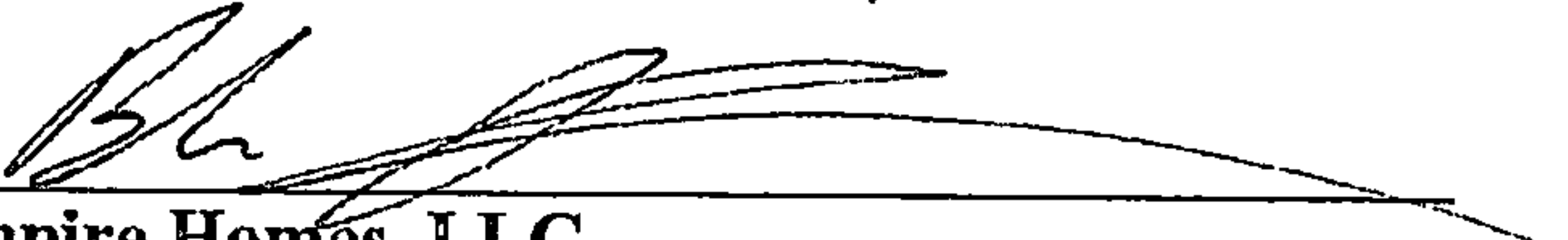
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that

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State of Alabama
Deed Tax: \$12.50

GRANTOR is 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 GRANTOR will, and GRANTOR'S 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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 14th day of April, 2021.

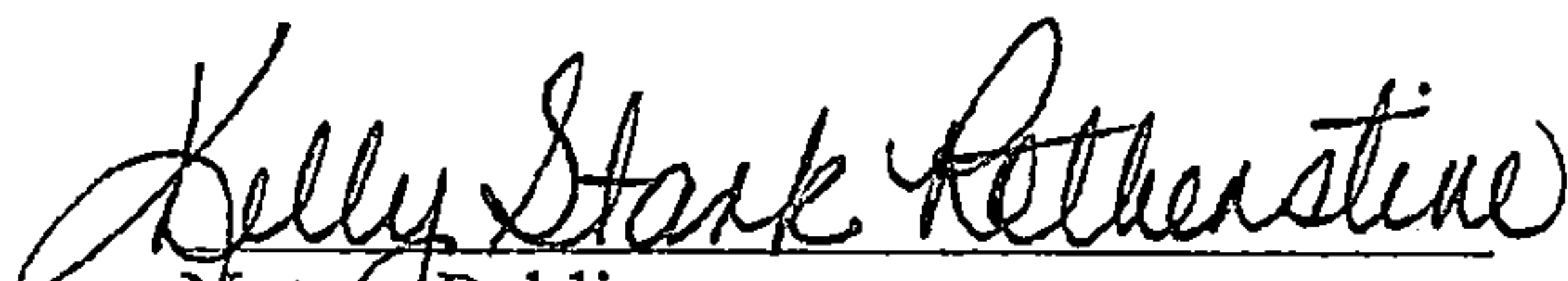

Empire Homes, LLC
By: Blake Rothenstine
Its: Member

STATE OF ALABAMA
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Blake Rothenstine whose name as Member of **Empire Homes, LLC**, a(n) Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of April, 2021.


Notary Public

My Commission Expires: 9-30-2024

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

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

Grantee's Name Blake Rothenstine
Mailing Address 349 Dogwood Trail
Alabaster, AL 35007

Property Address 37 Eddings Lane
Montevallo, AL 35115

Date of Sale _____, 20____
Total Purchase Price \$12,500.00
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
X 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 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 April 14, 2021

Print: Blake Rothenstine

Sign [Signature]
(Grantor/Grantee/ Owner/Agent) circle one

____ Unattested

(verified by)



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Form RT-1