

20210805000379120
08/05/2021 10:23:41 AM
DEEDS 1/4

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
Matthew J. Hornsby
2010 Old Springville Road, Suite 100
Birmingham, AL 35215

Send Tax Notice To:
Simplify Properties, LLC
270 Doug Baker Blvd, Suite 700-387
Birmingham, AL 35242

WARRANTY DEED

**STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY ***

That in consideration of Ten and NO/100 Dollars---(\$10.00) and other good and valuable consideration paid to the undersigned grantor, **Derek Luquire and Kelly Brennan, husband and wife, and Sandra Luquire, a married woman**, of 500 Creekview Terrace, Pelham, AL 35124 (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Simplify Properties, LLC**, an Alabama limited liability company, (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 14, Block 3, according to the Survey of Oak Mountain Estates, as recorded in Map Book 5, Page 57, in the Probate Office of Shelby County, Alabama.

Property Address: 500 Creekview Terrace, Pelham, AL 35124

Subject to easements and restrictions of record, and to current taxes a lien but not yet payable.

Mineral and mining rights excepted not owned by grantor.

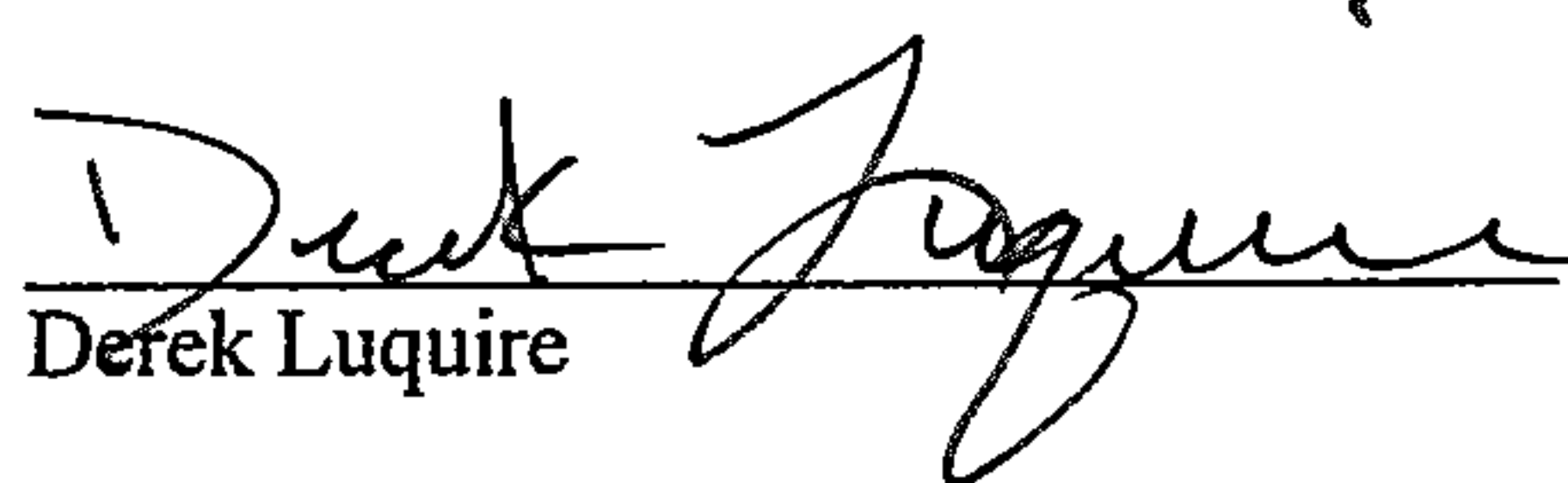
The property described herein is not the homestead of the grantor Sandra Luquire or her spouse.

Assessed Value for Recording Purposes: \$158,900.00

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has 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 Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set his/her/their signature(s) and seal(s),
this the 4th day of August, 2021.


Derek Luquire

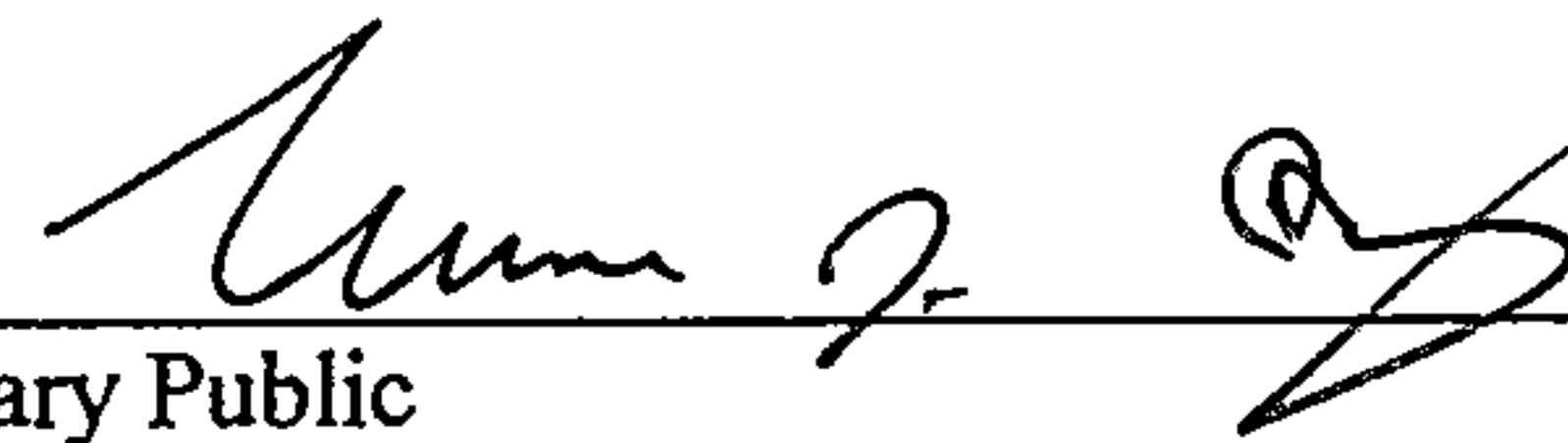
STATE OF ALABAMA
Jefferson COUNTY*

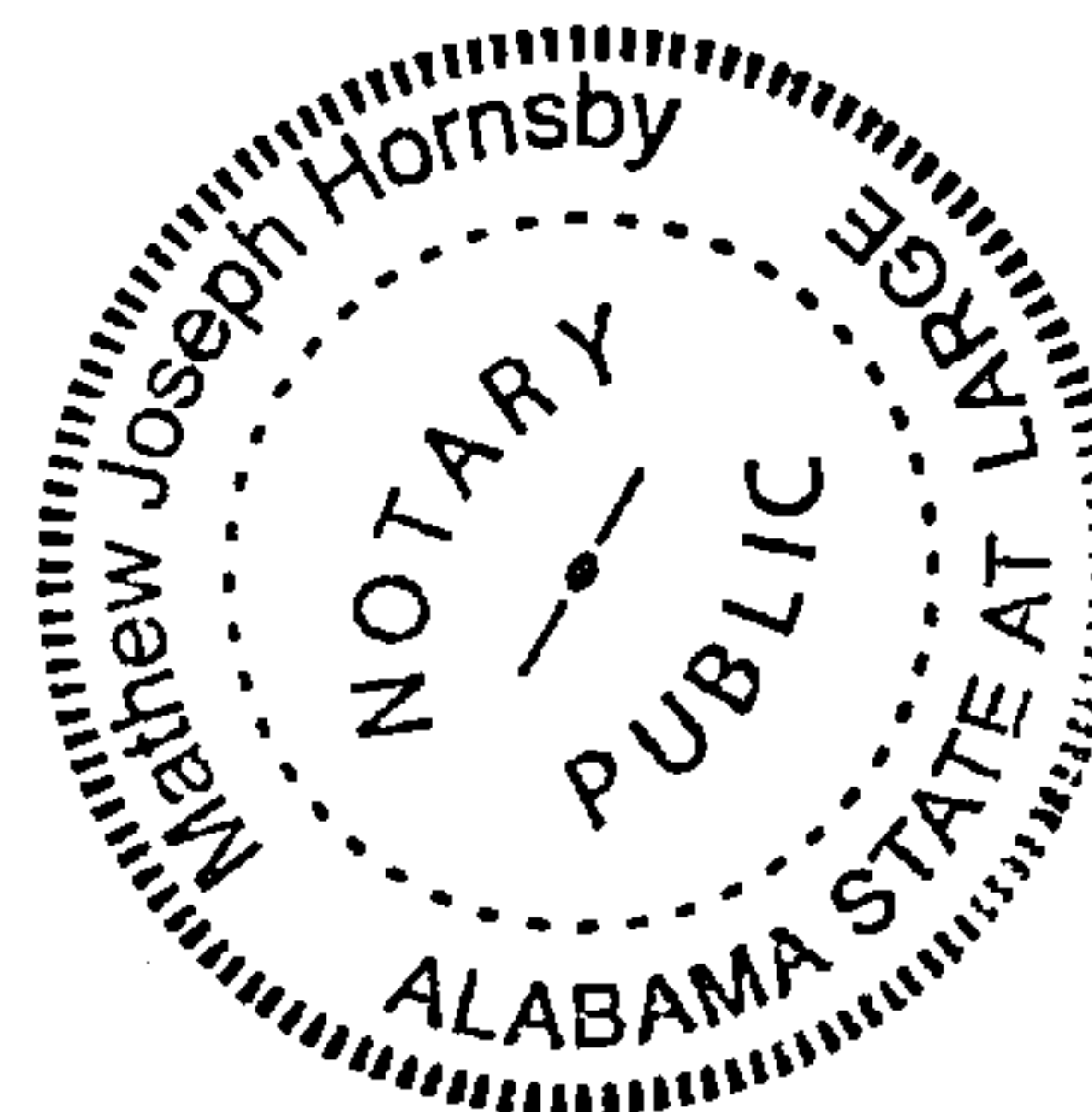
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Derek Luquire**, a married man, whose name 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 said instrument, he executed the same voluntarily.

Given under my hand and official seal, this 4th day of August, 2021.

My Commission Expires: 9/17/24


Notary Public



IN WITNESS WHEREOF, the said Grantor has hereto set his/her/their signature(s) and seal(s), this the 3rd day of August, 2021.

Kelly Brennan
Kelly Brennan

STATE OF ALABAMA
Jefferson COUNTY*

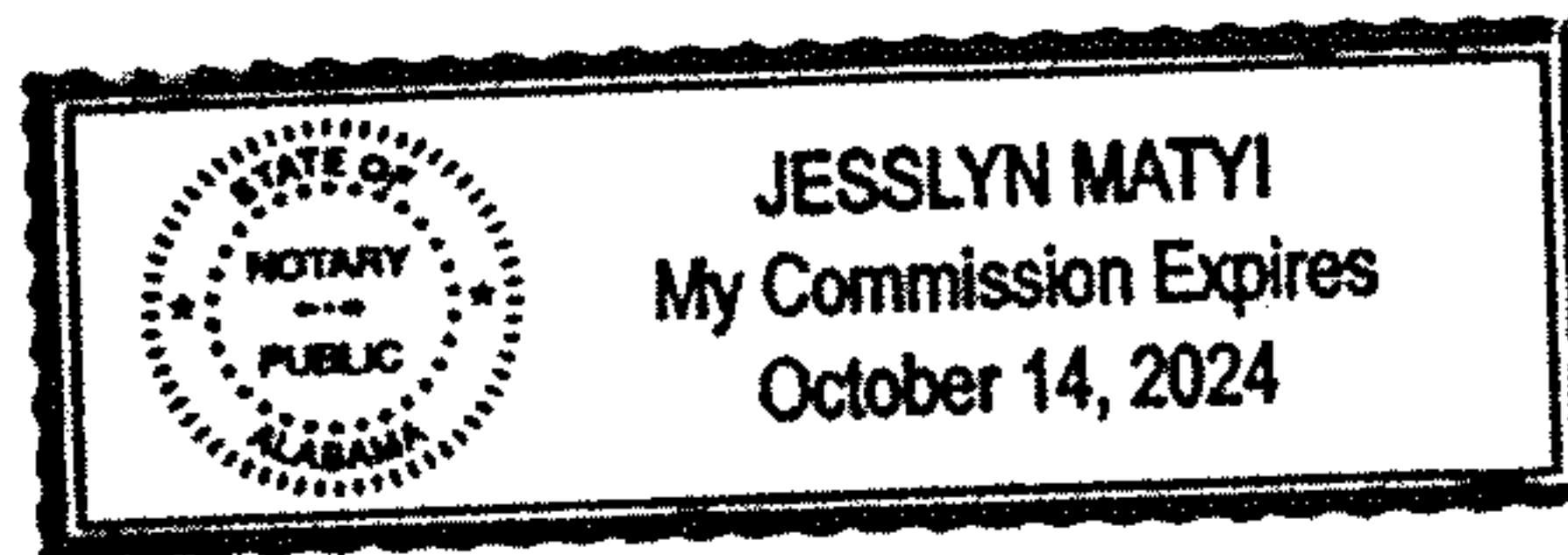
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kelly Brennan**, a married woman, whose name 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 said instrument, she executed the same voluntarily.

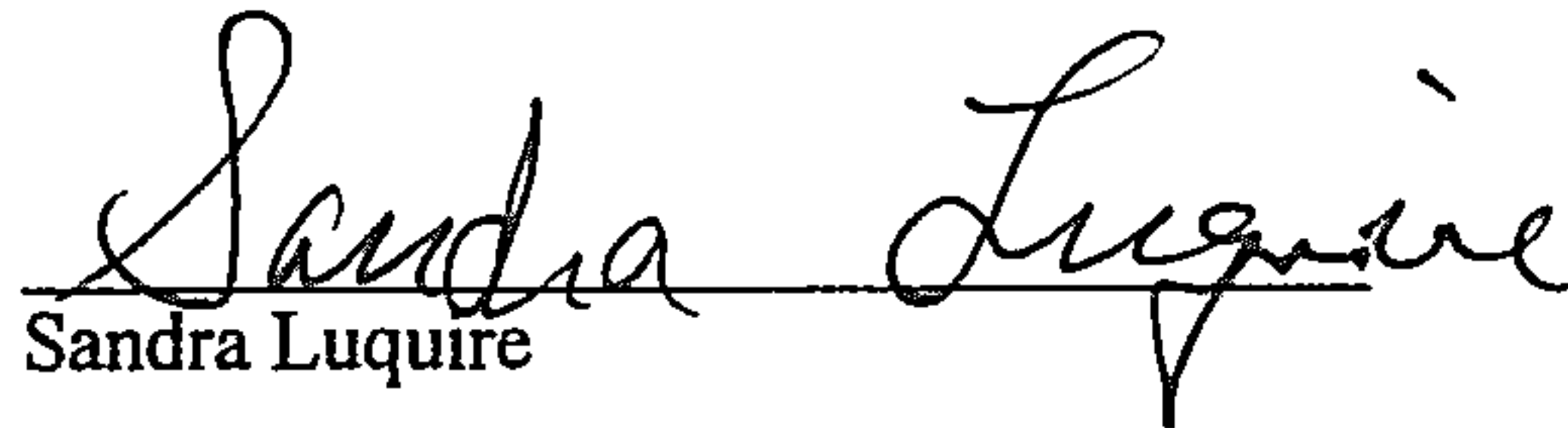
Given under my hand and official seal, this 3rd day of August, 2021.

My Commission Expires: 10-14-2024

Jesslyn Matyi
Notary Public



IN WITNESS WHEREOF, the said Grantor has hereto set his/her/their signature(s) and seal(s), this the 4 day of August, 2021.


Sandra Luquire

STATE OF ALABAMA
JEFFERSON COUNTY*

General Acknowledgment

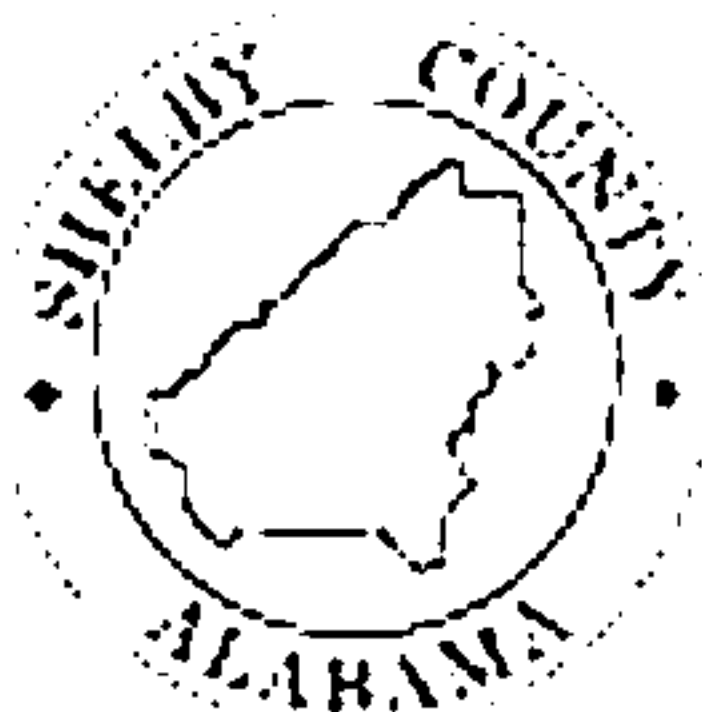
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sandra Luquire, a married woman**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, she executed the same voluntarily.

Given under my hand and official seal, this 4th day of August, 2021.

My Commission Expires:

10/16/2024


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/05/2021 10:23:41 AM
\$191.00 BRITTANI
20210805000379120

