

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

Send Tax Notice to:
Michael E. Leontis
221 Carl Nichols Drive
Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FOUR THOUSAND ONE HUNDRED AND 00/100 (\$204,100.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Empire Homes, LLC, an 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, **Michael E. Leontis** (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 Shelby, State of Alabama, to-wit:

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.

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.

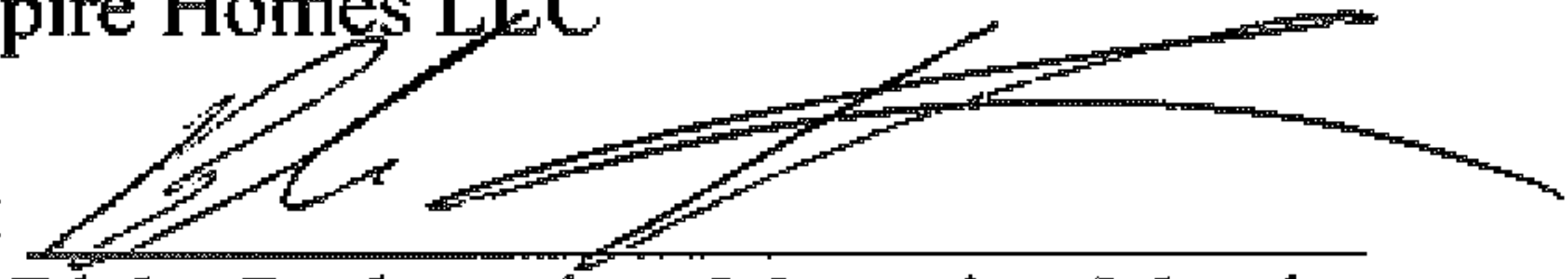
AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all

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 24th day of September, 2021.

Empire Homes LLC

By:


Blake Rothenstine, Managing Member

STATE OF ALABAMA
SHELBY COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Blake Rothenstine**, whose name as Managing Member of **Empire Homes LLC**, 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 Managing 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 24th day of September, 2021.


Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

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 Michael E. Leontis
 Mailing Address 221 Carl Nichols Drive
Pelham, AL 35124

Property Address 38 Eddings Lane
Alabaster, AL 35007

Date of Sale September 24, 2021
 Total Purchase Price \$204,100.00
 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 September 24, 2021

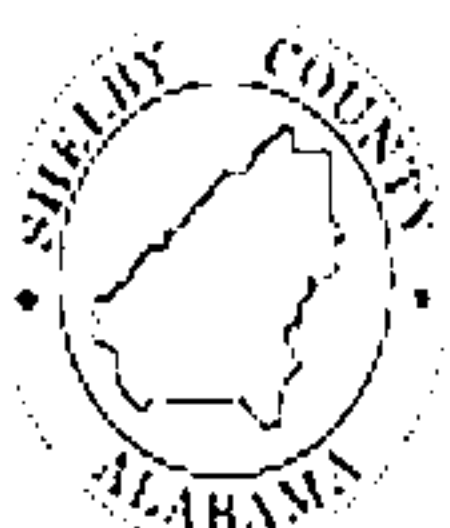
Print: Justin Smitherman

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
 09/24/2021 12:20:24 PM
 \$232.50 JOANN
 20210924000466840

Justin S. Smitherman

Form RT-1