

This Instrument was Prepared by:
Cassy L. Dailey
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
File No.: 44444-21-1406

Send Tax Notice To: Lamarcus Jarell Davis
1818 Deborah Dr.
Calera, AL 35040

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Three Thousand Five Hundred Dollars and No Cents (\$223,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Empire Rentals, LLC, an Alabama Limited Liability Company, whose mailing address is PO Box 1726, 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 **Lamarcus Jarell Davis, whose mailing address is 248 Addison Drive, 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 1818 Deborah Dr., Calera, AL 35040**; to wit;

Lot 6, according to the plat of Havens Resurvey, being a Resurvey of Lots 11 thru 14, Capps Subdivision as recorded in Map Book 3, Page 155, and a part of Lot 3 and Lots 4 & 5, Farris Estates as recorded in Map Book 4, Page 13, with said plat being recorded in Map Book 37, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: Easements, Restrictions, and Right-of-Way of record.

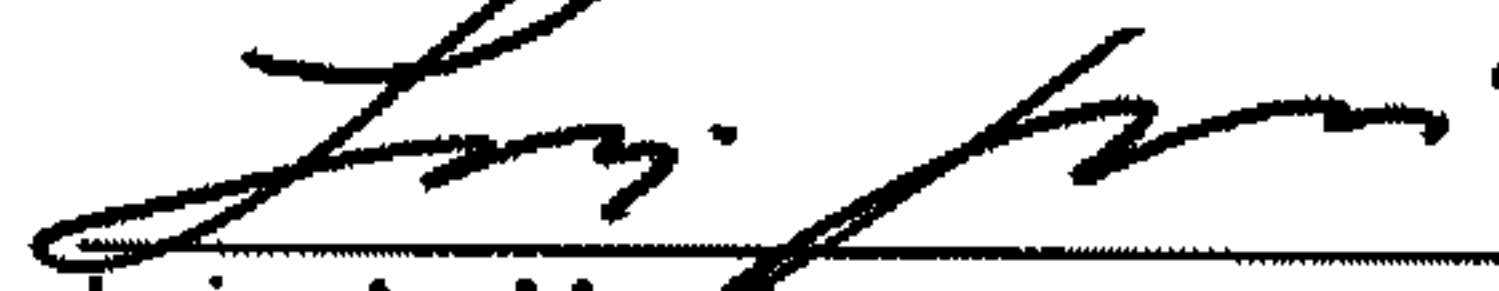
\$228,640.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or 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 a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set he signature and seal, this the 18th day of February, 2022.

EMPIRE RENTALS, LLC



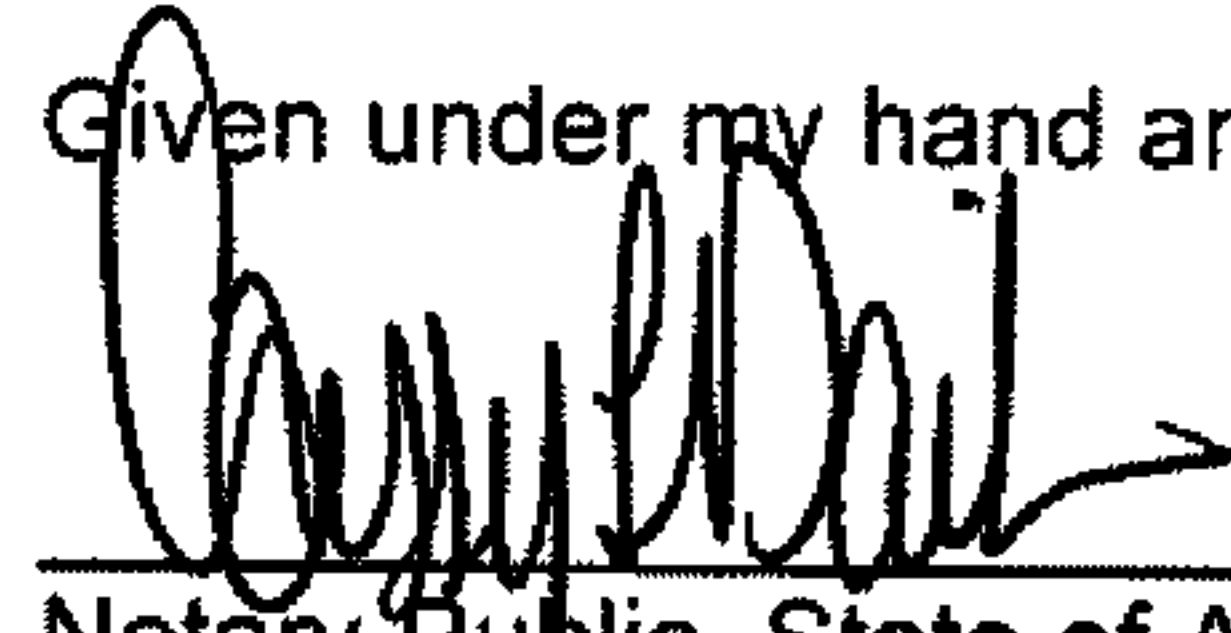
Luis A. Murcia
Managing Member

State of Alabama

County of Shelby

I, Cassy L. Dailey, a Notary Public in and for said County in said State, hereby certify that Luis A. Murcia, whose name(s) as Managing Member of Empire Rentals, 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 foregoing conveyance he as such Managing Member and with full authority executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and official seal this the 18th day of February, 2022.



Notary Public, State of Alabama

Cassy L. Dailey

My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2022 01:16:35 PM
\$26.00 BRITTANI
20220224000079540

Alvin S. Bayl