

SEND TAX NOTICE TO:

Patrick Berrell
109 Little John Circle
Calera, Alabama 35040

This instrument was prepared by
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20221021000397350
10/21/2022 11:31:46 AM
DEEDS 1/3

Limited Liability Company Warranty Deed

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Seventy Five Thousand dollars & no cents (\$175,000.)** to the undersigned grantor, **E21, LLC**, A Limited Liability Company, in hand paid by **Patrick Berrell** hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in **Shelby** County, Alabama, towit:

LOT 30, ACCORDING TO THE FINAL PLAT OF NOTTINGHAM TOWNHOMES, AS RECORDED IN MAP BOOK 33, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

Taxes for the year 2022 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Rights of adjoining owners of party wall(s) located partly on the land and partly on abutting property and rights of such adjoining owners in common, in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkways and entrance, together with all liability for maintenance, repair and damage with common use entails.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 33, Page 111.

TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a 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(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Member(s), who is authorized to execute this conveyance, has hereto set their signature(s) and seal, this **October 19, 2022**.

E21, LLC

By: _____ Seal
Charles E. Sparks
Managing Member

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charles E. Sparks** whose name as Managing Member, of **E21, LLC**, a Limited Liability Company 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 conveyance, he, as such Sole Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 19th day of October, 2022.

Notary Public.

(Seal)

My Commission Expires: 02/09/26

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

Grantor's Name E21, LLC

Grantee's Name Patrick Berrell

Mailing Address 17932 Highway 42
Shelby, Alabama 35143Mailing Address 109 Little John Circle
Calera, Alabama 35040Property Address 109 Little John Circle,
Calera, Alabama 35040Date of Sale 10/19/2022Total Purchase Price \$175,000.00

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☒ Sales Contract☐ 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 of 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 10-19-2022Print Patrick BerrellUnattested

(verified by)

Sign Patrick Berrell

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/21/2022 11:31:46 AM
\$31.50 JOANN
20221021000397350

Alicia S. Bayl