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11/01/2022 08:06:33 AM
DEEDS 1/4

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STATE OF ALABAMA
SHELBY COUNTY

**After Recording Return To &
Mail tax statements to:**
EK Real Estate Fund I, LLC
111 West 33rd Street Suite 1901
New York, NY 10120

Order #: C-AL860670

WARRANTY DEED

Know all men by these presents: That for and in consideration of FOUR HUNDRED THOUSAND and 00/100 DOLLARS (\$400,000.00) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, that LEONARD M. SPEED and KIMBERLY SPEED, husband and wife, whose post office address is 185 Chelsea Station Dr, Chelsea, AL 35043, (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto EK REAL ESTATE FUND I, LLC, whose post office address is 111 West 33rd Street Suite 1901, New York, NY 10120, (herein referred to as Grantees), the following lot or parcel of land, situated Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Parcel Number: 099310002020.000

Property Address: 185 Chelsea Station Dr, Chelsea, AL 35043

And Grantors do for Grantors and for Grantors' executors, and administrators covenant with the said GRANTEES, Grantees' heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that Grantors are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell, that the executors and administrators shall warrant and defend same to said Grantees, Grantees' heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 26th day of October, 2022.

Witnesses:

Witness

Print Name

Witness

Print Name

STATE OF Alabama }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LEONARD M. SPEED and KIMBERLY SPEED whose name 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 they executed the same voluntarily on the day and the same bears dated.

Given under my hand this 26th day of October, 2022.

Frankie Sports
Notary Public, Alabama State At Large
My Commission Expires October 25, 2023

Frankie Sports
Notary Public
Print Name Frankie Sports
My commission expires: 10/25/2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:

Angelina Whittington, Esquire
840 West Sam Houston Pkwy, Ste. 300
Houston, TX 77024

EXHIBIT "A"

The following described real estate situated in Shelby County, Alabama to-wit:

Lot 18, according to the Survey of Chelsea Station, as recorded in Map Book 38, page 109, in the Probate Office of Shelby County, Alabama.

Parcel ID: 099310002020.000

Commonly known as: 185 Chelsea Station Dr, Chelsea, AL 35043

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

Grantor's Name Leonard M. Speed and
 Mailing Address Kimberly Speed
185 Chelsea Station Dr
Chelsea, AL 35043

Grantee's Name EK Real Estate Fund I, LLC
 Mailing Address 111 West 33rd Street Suite 1901
New York, NY 10120

Property Address 185 Chelsea Station Dr
Chelsea, AL 35043

Date of Sale 10/26/22

Total Purchase Price \$ 400,000.00

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

☐ 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 10/26/22

Print Bethany Presnell - ClearEdge Title

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/01/2022 08:06:33 AM
 \$431.00 PAYGE
 20221101000408740

Print Form

Form RT-1

Allen S. Bayl

