

SEND TAX NOTICE TO:
E21 LLC
17932 Hwy 42
Shelby, Alabama 35143

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

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF Shelby

That in consideration of **One Hundred Ninety Thousand dollars & no cents (\$190,000.00)**
to the undersigned grantor, Harpersville United Methodist Church

A corporation, in hand paid by **E21 LLC** 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 6, ACCORDING TO THE MAP AND SURVEY OF FARMNGDALE ESTATES, SECTOR 1, AS RECORDED
IN MAP BOOK 34, PAGE 48, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,
ALABAMA.**

Subject to:

Taxes for the year 2023 and subsequent years

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

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map
Book 34, Page 48.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or
discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the
document recorded in Instrument #20041124000645860 and corrected in #20041213000678530, in the Probate
Office of Shelby County, Alabama.

35' front setback lines and 30' rear setback lines as shown on Plat/Map Book 34, page 48.

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 **Authorized Signer**, who is authorized to execute this conveyance, has hereto set its signature and seal, this **March 25, 2024**.

ATTEST:

Harpersville United Methodist Church

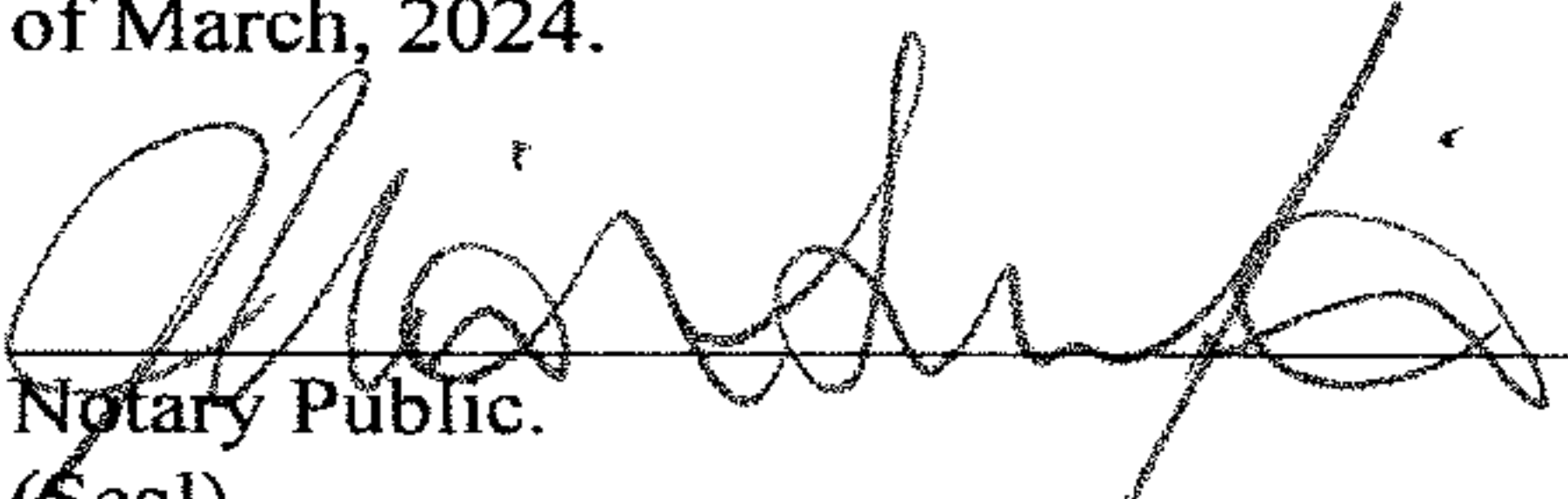
Secretary

By: 

Jay Griffin

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jay Griffin** whose name as Authorized Signer, of **Harpersville United Methodist Church**, a corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation. Given under my hand and official seal this 25th day of March, 2024.



Notary Public.
(Seal)

My Commission Expires: 6/12/24



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/25/2024 02:02:12 PM
 \$218.00 JOANN
 20240325000080680

Allen S. Bayl

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 Harpersville United Methodist Church Grantee's Name E21 LLC

Mailing Address 38937 SR-25
Harpersville, AL 35078

Mailing Address 17932 Hwy 42
 Shelby, Alabama 35143

Property Address 121 Farmingdale Dr,
 Harpersville, Alabama 35078

Date of Sale 03/22/2024

Total Purchase Price \$190,000.00

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

X _____ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 responsibiliy of valuing proeprty 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 3-25-24

Print E21 LLC

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one