20241220000388880 12/20/2024 12:42:42 PM DEEDS 1/3

This instrument was prepared by: Justin Smitherman, Esq. 173 Tucker RD STE 201 Helena, AL 35080 Send Tax Notice to: EOM Enterprises, Inc. 835 Bishops Court Birmingham, AL 35242

STATE OF ALABAMA SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FIFTY NINE THOUSAND FIVE HUNDRED AND 00/100 (\$259,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Empire Homes, LLC, a(n) 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, EOM Enterprises, Inc., a(n) Alabama Corporation (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, towit:

Lot 16, according to the Amended Map of Ammersee Lakes, First Sector, as recorded in Map Book 28, Page 98 A&B, in the Probate Office of Shelby County, Alabama.

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 successors and assigns, 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 successors and assigns

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 20th day of December, 2024.

Empire Homes, LLC

By: Mark Rothenstine Its: Managing Member

STATE OF ALABAMA
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Mark Rothenstine whose name as Managing Member of **Empire Homes, LLC**, a(n) Alabama Limited Liability Company, 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 20th day of December,

2024.

Notary Public

My Commission Expires: 7/13/25

CHRISTOPHER OWENS

Notary Public, Alabama State at Large My Commission Expires July 13, 2025

Real Estate Sales Validation Form

z = z = z	This Document must be	filed in accordance with C	Code of Alabama	1975, Section 40-22-1
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	This Document must be filed in accordance wi	th Code of Alabama 19	75, Section 40-22-1
File#: E-7419 Grantor's Name Mailing Address	Empire Homes, LLC 5865 Old Leeds Road Birmingham, AL 35210	Grantee's Name Mailing Address	EOM Enterprises, Inc. 835 Bishops Court Birmingham, AL 35242
Property Address	260 Ammersee Lakes Drive Montevallo, AL 35115	Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	<u>\$</u>
	rice or actual value claimed on this form ca ecordation of documentary evidence is not		following documentary evidence:
Bill of S X Sales Co Closing	ntract Other:	al	
•	nce document presented for recordation con s form is not required.	itains all of the requ	ired information referenced above
	Instruct	tions	
	and mailing address - provide the name of nt mailing address.		ns conveying interest to property
Grantee's name being conveyed	e and mailing address - provide the name of	the person or perso	ons to whom interest to property is
	ss - the physical address of the property bei to the property was conveyed.	ing conveyed, if ava	ilable. Date of Sale - the date on
-	price - the total amount paid for the purchate instrument offered for record.	ase of the property, b	ooth real and personal, being
conveyed by th	if the property is not being sold, the true value instrument offered for record. This may be assessor's current market value.		-
current use valu	rovided and the value must be determined, uation, of the property as determined by the ty for property tax purposes will be used an § 40-22-1 (h).	e local official charg	ged with the responsibility of
accurate. I furtl	best of my knowledge and belief that the informal her understand that any false statements classed in Code of Alabama 1975 § 40-22-1 (h).	imed on this form n	
Date December	r 20, 2024	Print: Justin Smith	herman
Unattest	zed	Sign	
	iled and Recorded Official Public Records udge of Probate, Shelby County Alabama, County Slerk		tee/ Owner/Agent) circle one

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Shelby County, AL

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