

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Embassy Homes, LLC  
5318 Meadowlark Drive  
Birmingham, AL 35242

  
20130821000341050 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
08/21/2013 11:13:42 AM FILED/CERT

STATE OF ALABAMA

)

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY

)

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Twenty Three Thousand Five Hundred Eight One and 61/100 (\$23,581.61)**, and other good and valuable consideration, this day in hand paid to the undersigned **Chelsea Park 4G Investment Group, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Embassy Homes, LLC**, an Alabama limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 6-43A, according to the Survey of Chelsea Park 6th Sector, Re-Survey, as recorded in Map Book 43, Page 63 in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041014000566970 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject To:

1. Ad valorem taxes for 2013 and subsequent years not yet due and payable until October 1, 2013.
2. Easements, building lines and restrictions as shown on recorded map.
3. Mineral and mining rights not owned by grantor.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S successors 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 successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 2<sup>nd</sup> day of July, 2013.

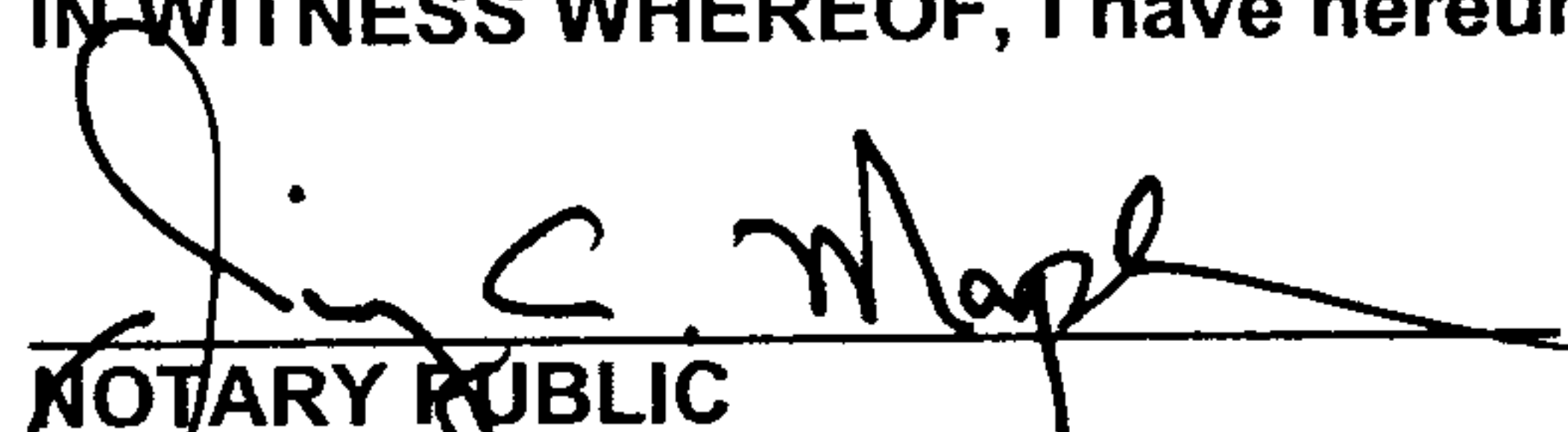
Chelsea Park 4G Investment Group, LLC  
an Alabama limited liability company

  
\_\_\_\_\_  
R. Clark Parker, Managing Member

STATE OF ALABAMA                     )  
                                                  :  
COUNTY OF Jefferson            )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that R. Clark Parker, whose name as Managing Member of Chelsea Park 4G Investment Group, LLC, an 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 as such Managing Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2<sup>nd</sup> day of July, 2013.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: ~~6/5/2015~~  
                                  07/16/2017

  
20130821000341050 2/3 \$21.00  
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# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Chelsea Park 4G Investment  
Mailing Address Group, LLC  
5318 Meadowlark Drive  
Birmingham, AL 35242

Grantee's Name Embassy Homes, LLC  
Mailing Address 5318 Meadowlark Drive  
Birmingham, AL 35242

Property Address Lot 6-43A Chelsea Park  
6th Sector

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 23,581.61

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 ,  
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 \_\_\_\_\_

Print Chelsea Park 4G Investment Group, LLC  
by R. Clark Parker, Managing Member

☐ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1