## 20170207000046700 02/07/2017 11:08:09 AM DEEDS 1/1

| This instrument was prepared by:   | Send Tax Notice To:   |
|--|---|
| Halbrooks & Allen, LLC   | Embassy Homes, LLC  |
| #1 Independence Plaza - Suite 704  | 5406 Hwy. 280, Suite C101   |
| Birmingham, AL 35209   | Birmingham, AL 35242  |
|  | Property Address: 1077 Garnet Drive   |
|  | Calera, AL 35040  |
| Corporation Form Warranty Deed   |   |
| STATE OF ALABAMA )   | KNOW ALL MEN BY THESE PRESENTS,   |
| COUNTY OF SHELBY   |   |
| That in consideration of Twent   | ty Thousand and No/100 (\$20,000.00) Dollars (as evidenced by closing statement)  |
| the undersigned grantor, Emerald Ridge, LLC, a limited liability company (whose address is: P. O Box 1569, Pelham, AL 35124) |   |
|  | In hand paid by the grantee herein, the receipt of which is ANTOR does by these presents, grant, bargain, sell and  |
| convey unto  | Embassy Homes, LLC  |
|  | vy. 280 E., Suite C101, Birmingham, AL 35242)   |
| (herein referred to as GRANTEE, was situated in <u>Shelby</u> County, Alab   | whether one or more), the following described real estate, ama to-wit:  |
| Lot 42, according to the Sur   | vey of Emerald Ridge, Sector III, as recorded in  |
| Map Book 39, Page 35, in the   | he Probate Office of Shelby County, Alabama.  |
| Subject to: current taxes, eas   | sements, restrictions, and rights-of-way of record.   |
| \$ 164,064.00 of the purc<br>closed simultaneously herev   | chase price recited above was paid from a mortgage loan with.   |
| TO HAVE AND TO HOLD, to the  | said GRANTEE, his, her or their heirs and assigns forever.  |
| GRANTEE, his, her or their heirs at premises, that they are free from all same as aforesaid, and that it will, a             | self, its successors and assigns, covenant with said assigns, that it is lawfully seized in fee simple of said encumbrances, that it has a good right to sell and convey the and its successors and assigns shall, warrant and defend the er or their heirs, executors and assigns forever, against the |
|  | d GRANTOR by its member who is authorized to execute ture and seal, this the <u>23rd</u> day of <u>January</u> , 2016.  |
| ATTEST:  | Emerald Ridge, LLC  |
|  |   |
|  | By: Koren Soot  |
|  | Karen Scott, Member   |
|  |   |
| STATE OF ALABAMA   | ) OTARL   |
|  | Limited Liability Acknowledgment  |
| COUNTY OF JEFFERSON )  | O'BLIO G  |
|  |   |
|  | Public in and for said County, in said State, hereby bertify.   |
| that Karen Scott  Emerald Ridge LLC a limited  | whose name as Member of   |
|  | liability company, is signed to the foregoing conveyance, and before me on this day that, being informed of the contents of   |
| <del>-</del>   | cer and with full authority, executed the same voluntarily for  |
| Given under my hand and of   | fficial seal, this the <u>23rd</u> day of <u>January</u> , 2017.  |
|  |   |
| My Commission Expires: 4/21/20   | William H. Halbrooks, Notary Public   |
| иту Соншизмои Бари <b>с</b> а. <u>Т/41/40</u>  | minimi ii. Haididadas, muany i adiid  |



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/07/2017 11:08:09 AM
\$16.00 CHERRY

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