

This instrument prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Faye A. King Oates
4276 Roy Ford Circle
Hoover, AL 35244
(which is the property address)

STATUTORY WARRANTY DEED (Joint Tenants With Rights of Survivorship)

STATE OF ALABAMA)
COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Sixty-Four Thousand Seventeen
and No/100 ----- (\$ 564,017.00) Dollars
(as evidenced by the closing statement)
and other good an valuable consideration to the undersigned
Embridge Homes, LLC, a limited liability company (Grantor),
(whose address is: 5406 Hwy. 280 E., Suite C101, Birmingham, AL 35242)
in hand paid by Faye A. King-Oates, Myles Oates, Birdie Manning and *(Grantees),
(whose address is the property address) *Ronald Manning
the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents
grant, bargain, sell and convey unto Grantees, as joint tenants with rights of survivorship,
together with every contingent remainder and right of reversion, the real estate situated in
Shelby County, Alabama, to wit:

Lot 343, according to the Final Plat of the Mixed Use Subdivision of
Lake Wilborn Phase 3, as recorded in Map Book 49, Page 97 A and B, in the
Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions and rights-of-way of record.

\$ 289,900.00 of the purchase price recited above was paid from a
mortgage loan closed simultaneously herewith.

See attached Exhibit "S" which is incorporated herein for all purposes.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives and
upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and
assigns of such survivor forever, together with every contingent remainder and right of reversion.
Grantor does for itself, its successors and assigns, covenant with said Grantees that it is lawfully
seized in fee simple of said premises, that said premises are free from all encumbrances, that
Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will and its
successors and assigns shall, warrant and defend the same to the said Grantees, against the lawful
claims of all persons claiming by, under or through Grantor.

IN WITNESS WHEREOF, Grantor, Embassy Homes, LLC, has caused this conveyance
to be executed by its duly authorized Member this 30th day of April , 2020 .

Embridge Homes, LLC
By: Clark Parker, Member

STATE OF ALABAMA)
COUNTY OF JEFERSON)
Limited Liability Company Acknowledgement

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby
certify that Clark Parker whose name as Member of
Embridge Homes, LLC , a limited liability company, 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 limited liability company.

Given under my hand and official seal this 30th day of April 2020
My Commission Expires: 4/21/20 24
William H. Halbrooks, Notary Public

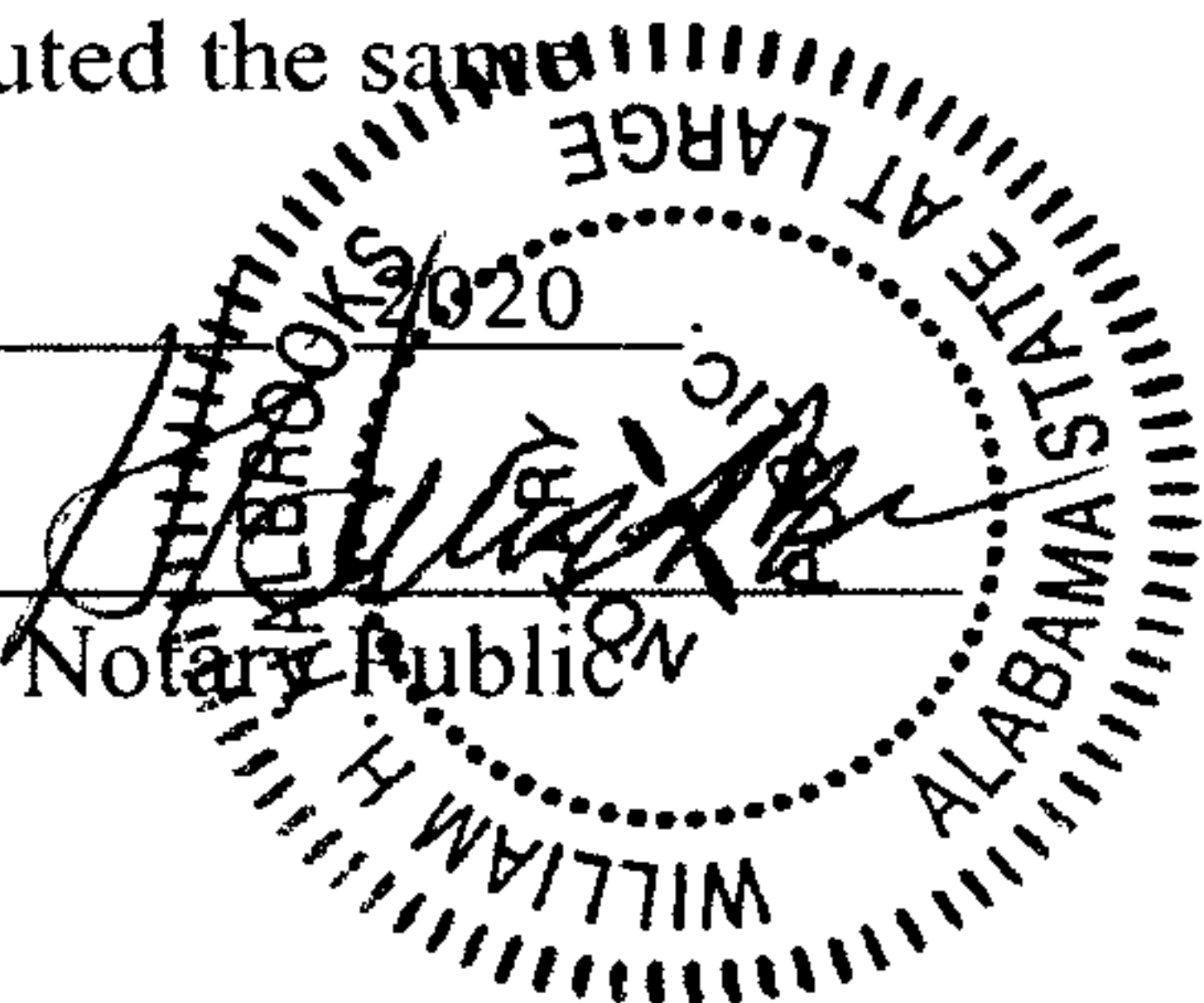
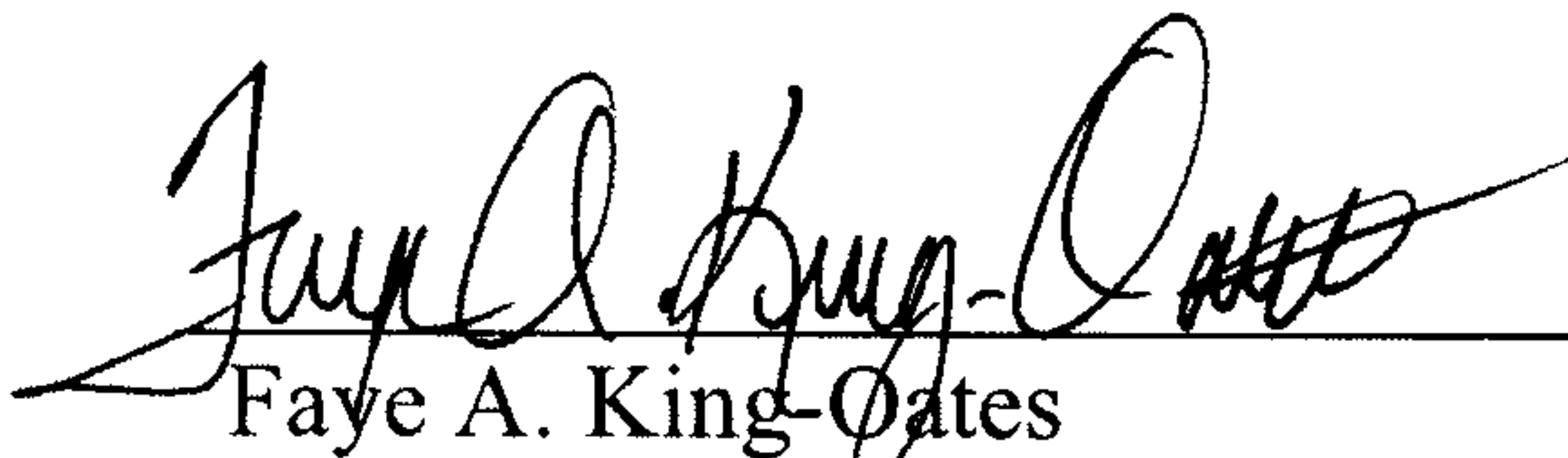
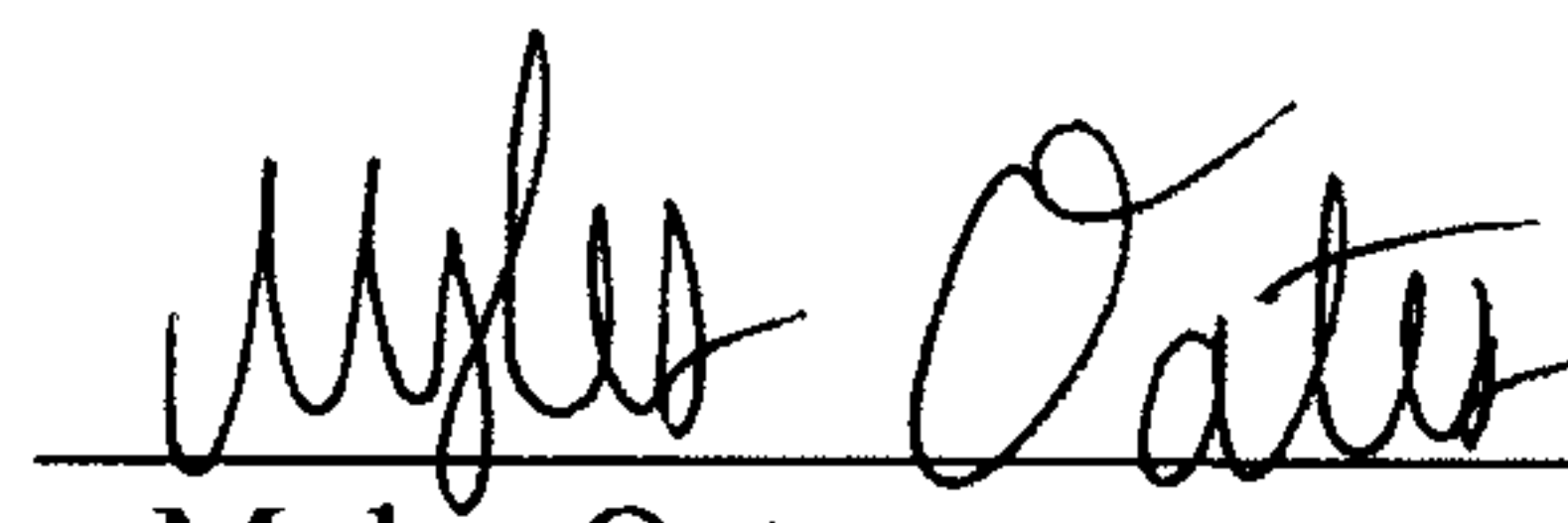


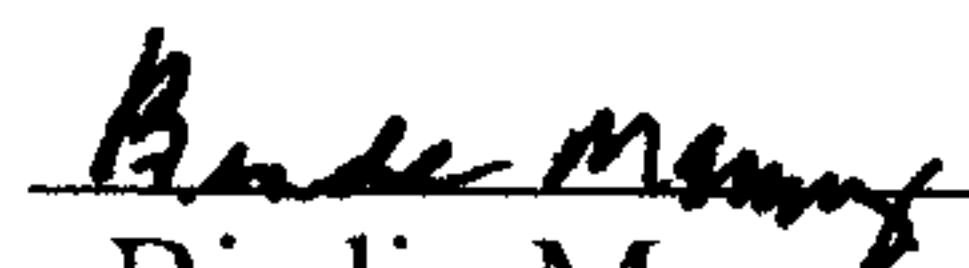
EXHIBIT "S"

It is the purpose and intent of this Exhibit to alter the Grantee's form of ownership to Joint Tenants with Right of Survivorship.

It being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), upon the death of any one of the said grantees the entire interest in said property shall vest in the three survivors, as joint tenants with right of survivorship, and that upon the death of either of the said three survivors, the said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the last surviving grantees herein named, but if neither grantee named survives the other or others, such as in the case of death in a common accident, then the heirs and assigns of the grantees herein shall take as tenants in common.


Faye A. King-Oates


Myles Oates


Birdie Manning


Ronald Manning



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/30/2020 02:37:40 PM
\$301.50 MIST
20200430000169990

