

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124



20120224000066850 1/1 \$22.00
Shelby Cnty Judge of Probate, AL
02/24/2012 02:23:17 PM FILED/CERT
Shelby County, AL 02/24/2012
State of Alabama
Deed Tax: \$10.00

Send Tax Notice to: Joshua P. Garrett and
(Name) April S. Garrett
(Address) 129 Willow Lake Lane
Westover, AL 35185

Statutory Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Hundred Ninety Five Thousand Nine Hundred Dollars and 00/100 (\$195,900.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Embassy Homes, LLC, an Alabama Limited Liability Company

(herein referred to as grantors) do grant, bargain, sell and convey unto

Joshua P. Garrett and April S. Garrett

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 108, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137 A & B, in the Probate Office of Shelby County, Alabama.

\$186,105.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to 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 for such survivor forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR, by Clark Parker, as Managing Member, who is authorized to execute this conveyance, hereunto set his hand(s) and seal(s) this 22 day of **February**, 2012.

Embassy Homes, LLC

By: Clark Parker

Its: Managing Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Clark Parker** whose name as **Managing Member of Embassy Homes, LLC**, 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 Managing Member and with full authority, executed the same voluntarily for and as the act of Embassy Homes, LLC.

Given under my hand and official seal, this the 22 day of **February**, 2012.

Notary Public

My Commission Expires: February 8, 2014