

98% Jefferson
2% Shelby

20131003001076910 1/2
Bk: LR201364 Pg: 15754
Jefferson County, Alabama
on I certify this instrument filed
10/03/2013 09:08:32 AM D
Judge of Probate- Alan L. King

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

Send Tax Notice To:
Justin T. Grant
6290 Black Creek Loop North
Birmingham, AL 35244

1900
14.00
33.00

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF JEFFERSON & SHELBY)

13,670.4 mlg

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Fifty-Eight Thousand Two Hundred Ninety-Five and 00/100 (\$258,295.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Embassy Homes, 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, **Justin T. Grant**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Jefferson,*** State of Alabama, to-wit:
* and SHELBY

Lot 285A, according to the Survey of Creekside Phase 2- Part C, as recorded in Map Book 42, Page 121, in the Probate Office of Shelby County, Alabama and Map 46, Page 72, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Subject To:

Ad valorem taxes for 2013 and subsequent years not yet due and payable until October 1, 2013. Existing covenants and restrictions, easements, building lines and limitations of record.

\$244,625.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said LLC and same have not been modified or amended.

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, his heirs and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized managing member hereunto set its hand and seal this the **30th** day of **September, 2013**.

Embassy Homes, LLC


Bryan A. Cobb, Managing Member

20131004000398060 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
10/04/2013 09:14:58 AM FILED/CERT

STATE OF ALABAMA)

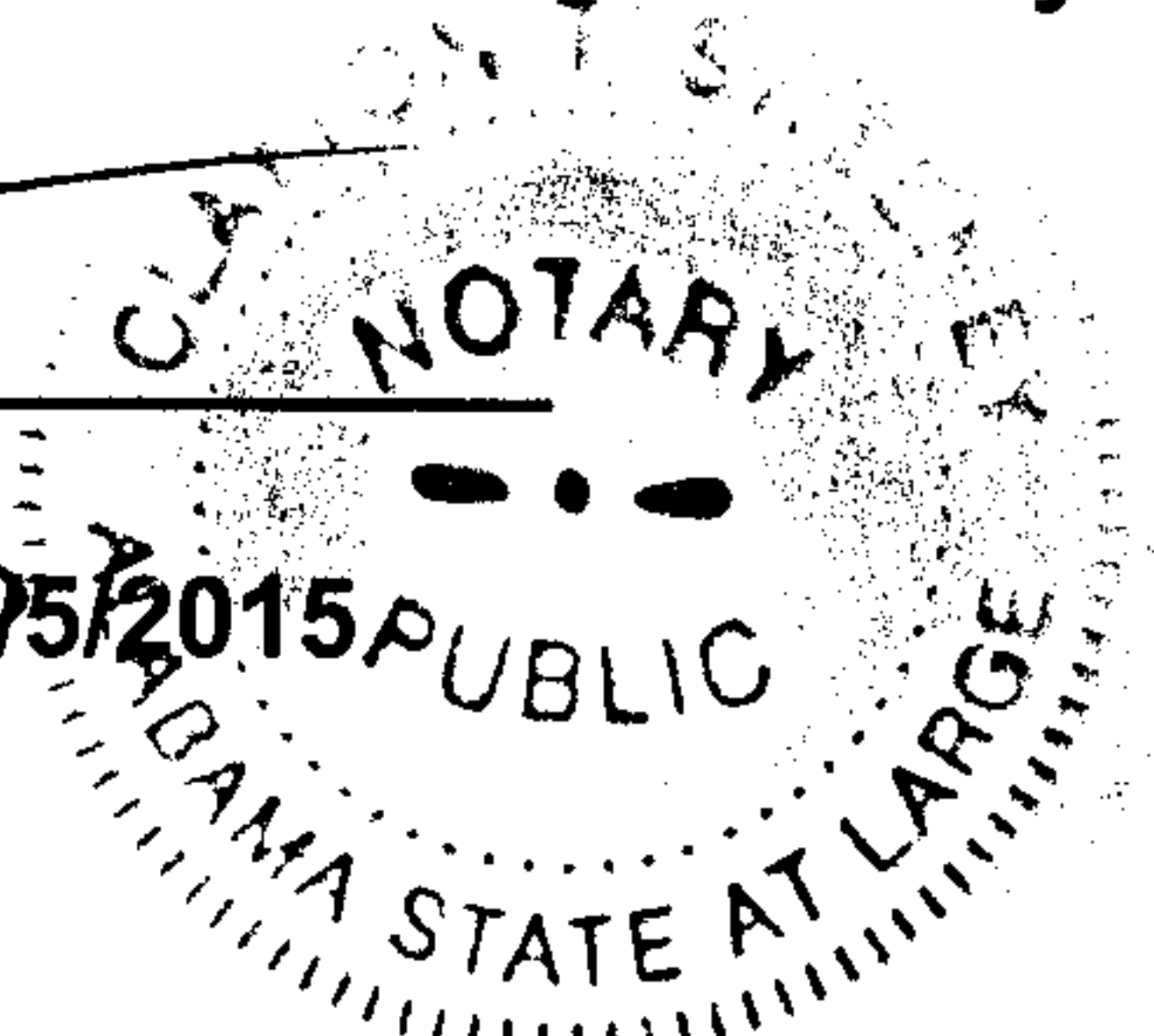
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Bryan A. Cobb, whose name as Managing Member of Embassy Homes, 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 30th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 6/5/2015



CLAYTON T. SWEENEY, ATTORNEY AT LAW

Real Estate Sales Validation Form

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

Grantor's Name Embassy Homes, LLC
Mailing Address 5406 Highway 280 Suite C101
Birmingham, AL 35242

Grantee's Name Justin T. Grant
Mailing Address 6290 Black Creek Loop North
Birmingham, AL 35244

Property Address 6290 Black Creek Loop North
Birmingham, AL 35244

Date of Sale September 30, 2013
Total Purchase Price \$ 258,295.00

or 98% in Jefferson Co.-2% in Shelby Co.

Actual Value \$ _____

or

Assessor's Market Value \$ _____



20131004000398060 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
10/04/2013 09:14:58 AM FILED/CERT

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

20131003001076910 2/2
Bk: LR201364 Pg:15754
Jefferson County, Alabama
10/03/2013 09:08:32 AM D
Fee - \$19.00
Deed Tax - \$14.00

If the conveyance document presented for recordation contains all of the required above, the filing of this form is not required.

Total of Fees and Taxes-\$33.00
CIBESS

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest 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 Embassy Homes, LLC
By: Bryan A. Cobb, Managing Member

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

CLAYTON L. SWENEY, ATTORNEY AT LAW