

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:

Dinesh K. Patel
1646 Creekside Drive
Hoover, AL 35244

(Also property Address)

Corporation Form Warranty Deed, Jointly For Life With Remainder to Survivor

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Jefferson)

That in consideration of Three Hundred Thirty-Four Thousand Nine Hundred.

As evidenced by closing statement.

and No/100 (\$ 334,900.00) Dollars

to the undersigned grantor,


Embassy Homes, LLC, a limited liability company,
(Whose address is 5406 Hwy 280, Suite C101, B'ham, AL 35242)

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Dinesh K. Patel and Seemaben D. Patel
(Whose address is the property address)

(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, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

Lot 308, according to the Final Record Plat of Creekside, Phase 2,
Part A, as recorded in Map Book 38, Page 68, in the Probate Office
of Shelby County, Alabama.


20140709000208140 1/1 \$66.00
Shelby Cnty Judge of Probate, AL
07/09/2014 01:36:54 PM FILED/CERT

Subject to: current taxes, easements, restrictions and liens of record.

\$ 283,000.00 of the purchases price recited above was paid from a mortgage loan closed 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 of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its member who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of June, 2014.

ATTEST:

Shelby County, AL 07/09/2014
State of Alabama
Deed Tax: \$52.00

Embassy Homes, LLC

By: 

Clark Parker, Member

STATE OF ALABAMA)

)

Limited Liability Acknowledgment

COUNTY OF JEFFERSON)

)

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 Embassy 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/she, 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 the 27th day of June, 2014.

My Commission Expires: 4/21/16


Notary Public: William H. Halbrooks