

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

Send Tax Notice To:
Kyle A. Johnson
4959 Hawthorne Place
Chelsea, AL 35043
(Also Property Address)


Corporation Form Warranty Deed, Jointly For Life With Remainder to Survivor
STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hunderd Thirty-Six Thousand and No/100 (\$236,875.00) Dollars
Eight Hunderd Seventy-Five. As evidenced by closing statement
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 Kyle A. Johnson and Anna S. Johnson
(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:

See Attached Exhibit "A" for legal description fo the property which is
incorporated herein for all purposes.


20140728000232210 1/2 \$24.50
Shelby Cnty Judge of Probate, AL
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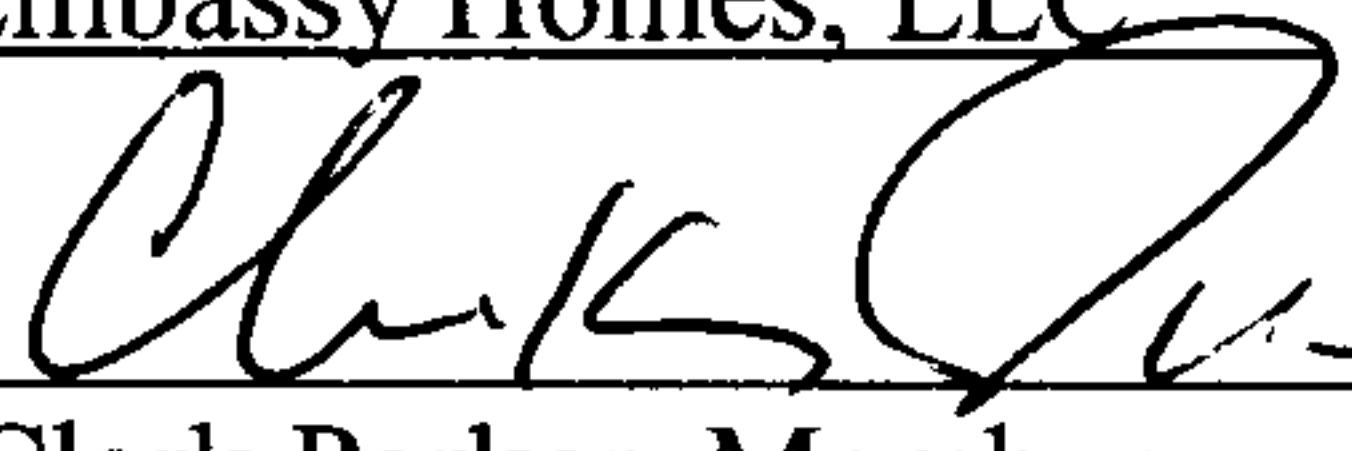
subject to: current taxes, easements, restrictions and liens of record.

\$ 229,769.00 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 16th day of
July, ~~2014~~ 2014

ATTEST:
Shelby County, AL 07/28/2014
State of Alabama
Deed Tax: \$7.50

Embassy Homes, LLC
By: 
Clark Parker, Member

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)
Limited Liability Acknowledgment

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 16th day of July, ~~2014~~ 2014

My Commission Expires: 4/21/16


Notary Public: William H. Halbrooks

Exhibit "A"

Attached Legal Description

Lot 42A, according to the Amended Map of Chelsea Park 6th Sector Resurvey, as recorded in Map Book 43, Page 141, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and file for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041014000566970, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").



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