This instrument was prepared by: Send Tax Notice To:
Halbrooks & Allen, LLC Embassy Homes, LLC #1 Independence Place Suite 704 5406 Hyrr, 280 Suite C101
#1 Independence Plaza - Suite 704 5406 Hwy. 280, Suite C101 Birmingham, AL 35209 Birmingham, AL 35242
(Property address: 4972 Hawthorne Pl., Chelsea, AL 35043)
Corporation Form Warranty Deed
STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)
That in consideration of Twenty-Eight Thousand Five Hundred and No/100 (\$28,500.00) Dollars as evidenced by closing statement.
the undersigned grantor, Chelsea Park 4G Investment Group, LLC, a limited liability company (Whose address is 5406 Hwy. 280, Suite C-101, Birmingham, AL 35242)
(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Embassy Homes, LLC (Whose address is 5406 Hwy. 280, Suite C-101, Birmingham, AL 35242)
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in <u>Shelby</u> County, Alabama to-wit:
Lat 6.24 A good sing to the Resurvey of Late 6.21 to 6.32 of Chelses Park
Lot 6-24A, according to the Resurvey of Lots 6-21 to 6-32 of Chelsea Park 6th Sector, 6th Addition, as recorded in Map Book 44, Page 24, in the Probate Office of Shelby County, Alabama.
Subject to: current taxes, easements, restrictions, and rights-of-way of record.
\$ 170,175.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.
TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.
And said GRANTOR, does for itself, its successors and assigns, covenant with said GRANTEE, his, her or 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 GRANTEE, his, her or 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, hereto set its signature and seal, this the <u>23rd</u> day of <u>July</u> , 2014.
ATTEST: Chelsea Park 4G Investment Group, LLC
20140806000244320 1/1 \$15.00 Shelby Cnty Judge of Probate, AL 08/06/2014 01:48:33 PM FILED/CERT
STATE OF <u>ALABAMA</u>) Limited Liability Acknowledgment
COUNTY OF <u>JEFFERSON</u>)
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clark Parker whose name(s) as Managing Member of
Chelsea Park 4G Investment Group, LLC , a limited liability company, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such officer(s) 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 <u>23rd</u> day of <u>July</u> , 2014.
My Commission Expires: 4/21/16 William H. Halbrooks, Notary Public, STATE PARTIES