

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

Send Tax Notice To:
Clifton B. Gardner
262 Fairbank Way
Chelsea, AL 35043
(Also Property Address)

Corporation Form Warranty Deed

STATE OF ALABAMA)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty-Nine Thousand Five Dollars
and No/100 (\$159,005.00) Dollars

As evidenced by closing statement


to the undersigned grantor, Embassy Homes, LLC, a limited liability company
(Whose address is 5406 Hwy 280, Suite C-101, B'ham, 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

Clifton B. Gardner
(Whose address is the property address)

(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Jefferson County, Alabama to-wit:

See Attached Exhibit "A"


20150106000005220 1/2 \$18.00
Shelby Cnty Judge of Probate: AL
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Subject to current taxes, easements, restrictions and rights-of-way of record.

\$ 162,185.00 of the purchases 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 29th day of December, ~~2013~~ 2014

ATTEST:

Embassy Homes, LLC

By: 
Clark Parker, Member

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

Caroline Harrington Allen
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 29th day of December, ~~2013~~ 2014.

My Commission Expires: ~~XXXXXX~~
9/22/17




~~XXXXXXXXXXXXXX~~, Notary Public
Caroline Harrington Allen

Exhibit "A"

Attached Legal Description

Lot 6-99, according to the Survey of Chelsea Park 6th Sector, as recorded in Map Book 37, Page 13, 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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