

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

Send Tax Notice To:
Robert W. Sanford, III
266 Fairbank Way
Chelsea, AL 35043
(Also property address)

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

That in consideration of Two Hundred Twenty-One Thousand Six Hundred Fifty
and No/100 (\$ 221,650.00) Dollars
As evidenced by closing statement
to the undersigned grantor, Embassy Homes, LLC, a limited liability company,
(Whose address is 5405 Hwy 280, Suite C-101, Birmingham, AL)
(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 Robert W. Sanford, III and Amy Catherine Sanford
(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"


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

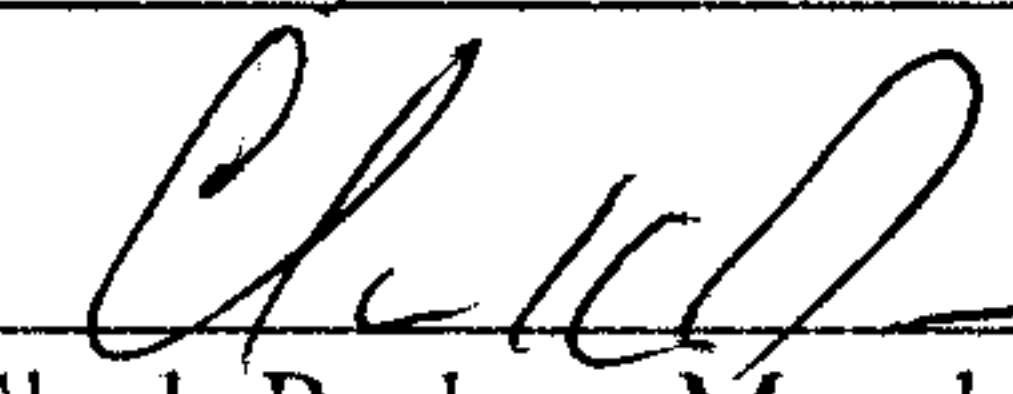
\$210,000.00 of the purchases price recited above was paid from a
mortgage loan closed simultaneously herewith.
~~\$ 6,570.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.~~

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 19th day of
December, 2014.

ATTEST:


20150106000005260 1/2 \$22.50
Shelby Cnty Judge of Probate, AL
01/06/2015 10:46:50 AM FILED/CERT

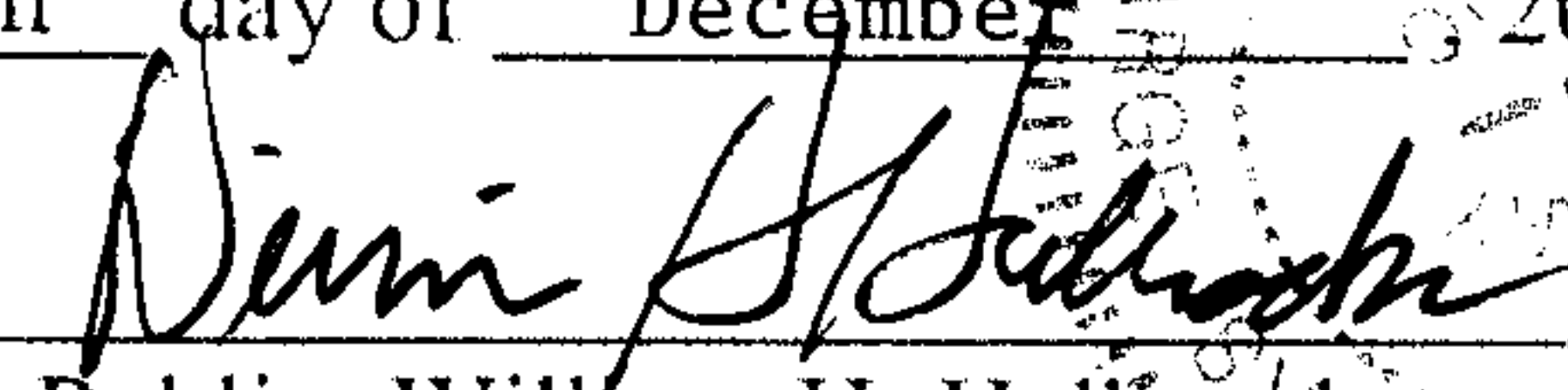
Embassy Homes, LLC
By: 
Clark Parker, Member

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

Limited Liability Acknowledgment

Shelby County, AL 01/06/2015
State of Alabama
Deed Tax: \$5.50

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 19th day of December, 2014.

My Commission Expires: 4/21/16 Notary Public: William H. Halbrooks

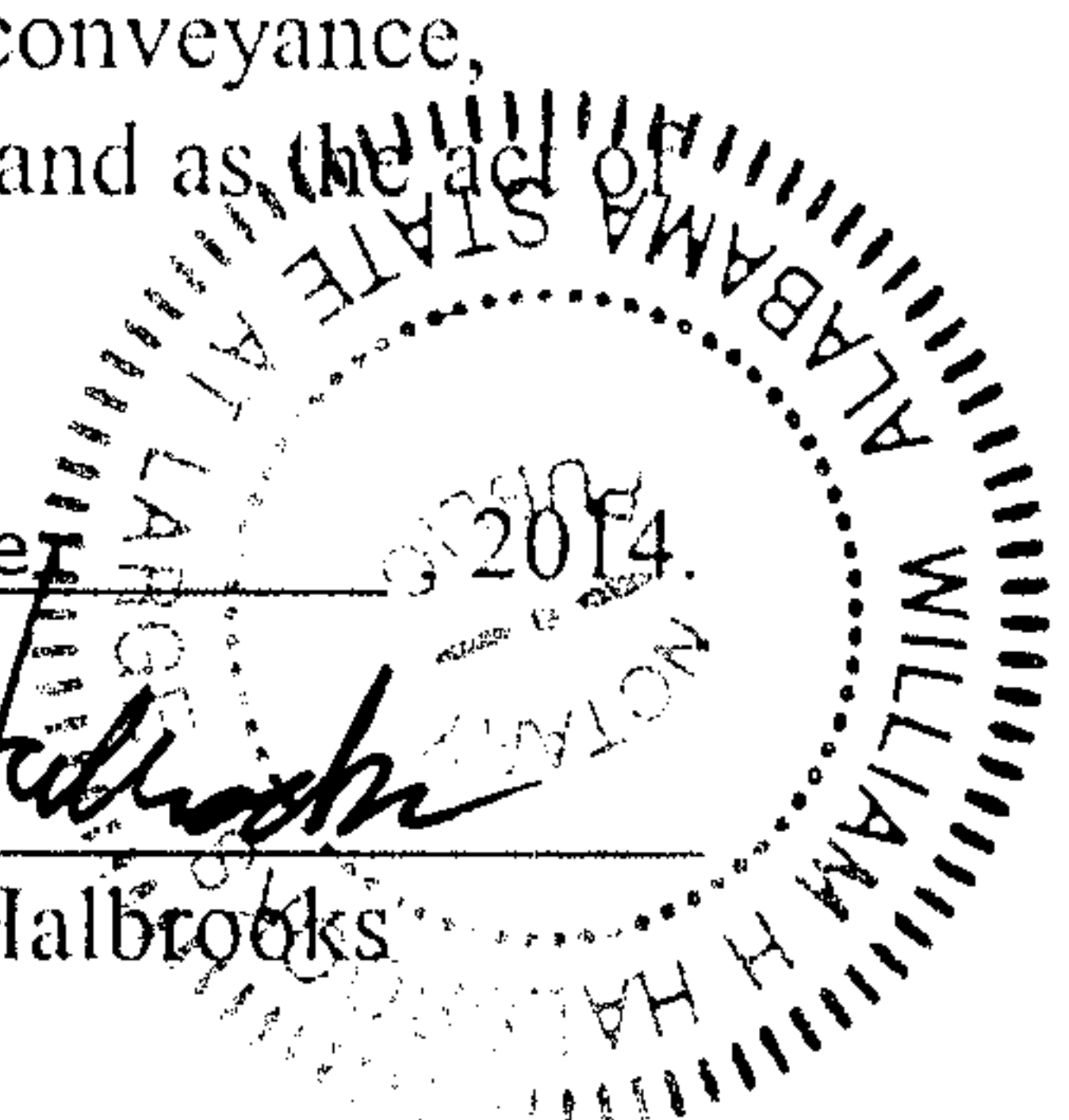


Exhibit "A"

Attached Legal Description

Lot 6-98, 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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