

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

Send Tax Notice To:  
Andrew DeBord  
254 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 One Hundred Eighty-Five Thousand Five Hundred Fifty  
and No/100 (\$ 185,550.00 ) 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, 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 Jessica DeBord and Andrew DeBord  
(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"

20150106000005360 1/2 \$20.50  
Shelby Cnty Judge of Probate, AL  
01/06/2015 10:47:00 AM FILED/CERT

Shelby County, AL 01/06/2015  
State of Alabama  
Deed Tax: \$3.50

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

\$ 182,188.00 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 29th day of  
December, ~~XXXX~~ 2014.

ATTEST:

Embassy Homes, LLC

By: Clark Parker  
Clark Parker, Member

STATE OF ALABAMA )  
 )  
COUNTY OF JEFFERSON )

Limited Liability Acknowledgment

Caroline Harrington Allen  
I, ~~William Allen 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, ~~XXXX~~ 2014

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


Caroline Harrington Allen  
Notary Public: ~~William Allen Halbrooks~~  
Caroline Harrington Allen

## **Exhibit "A"**

### **Attached Legal Description**

Lot 6-101, according to the Survey of Chelsea Park 6<sup>th</sup> 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").

  
20150106000005360 2/2 \$20.50  
Shelby Cnty Judge of Probate, AL  
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