



20150116000017120 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
01/16/2015 12:35:14 PM FILED/CERT

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Embassy Homes, LLC
5406 Hwy. 280, Suite C101
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Twelve Thousand and 00/100 Dollars (\$112,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

ServisFirst Bank

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Embassy Homes, LLC

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby County, Alabama** to-wit:

Lots 126, 333, 334 and 340 according to the Survey of Willow Oaks, as recorded in Map Book 38, Pages 137 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama

Each of the Lots described above and conveyed herein secures separate promissory notes the total amount of which is **\$783,200.00** and recorded in four separate mortgages the amounts of which are \$170,400.00 (Lot 126), \$240,000.00 (Lot 340), \$179,000.00 (Lot 333) and \$193,600.00 (Lot 334).

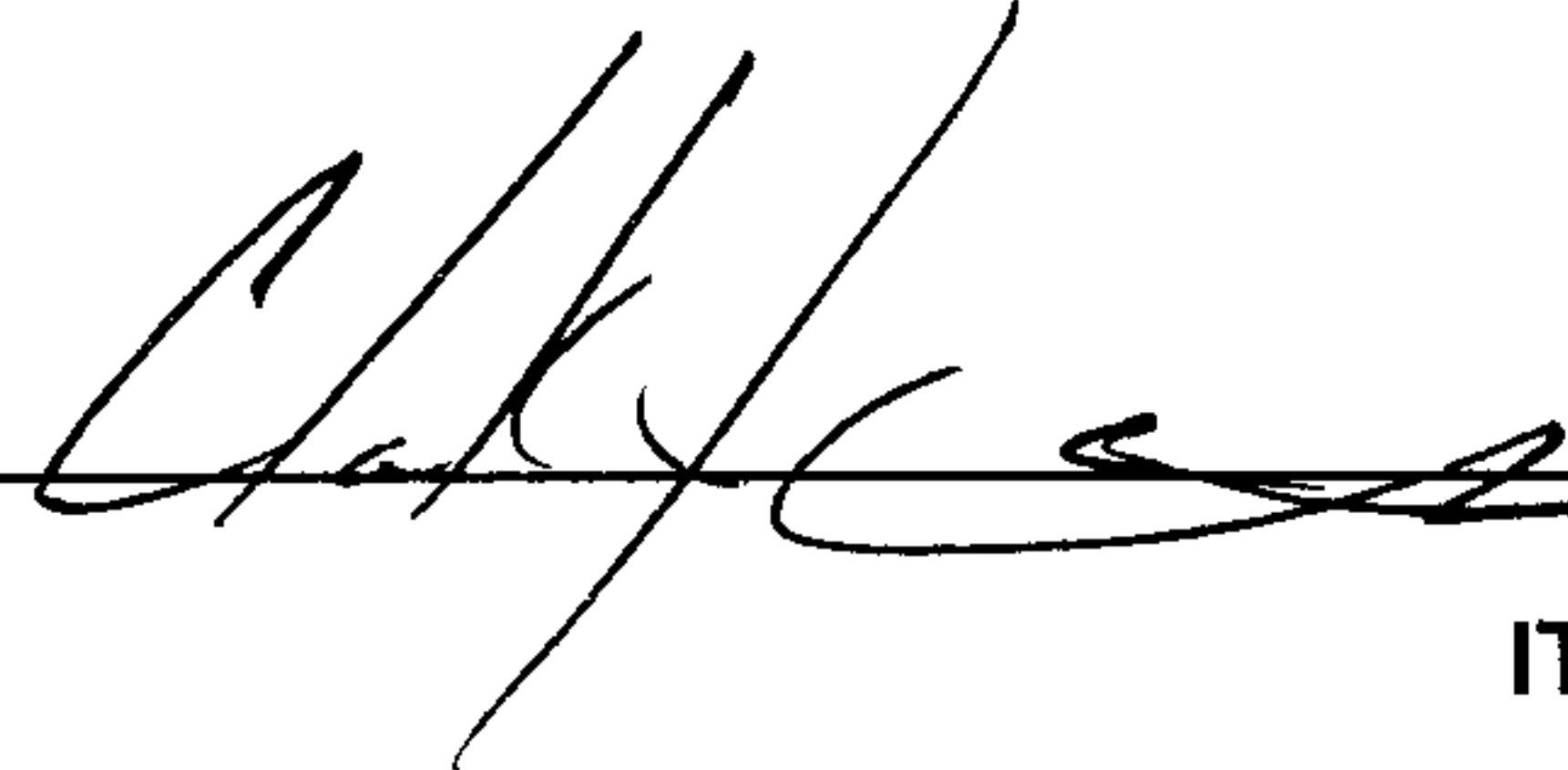
Subject to: (1) 2015 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this **11th day of December, 2014.**

ServisFirst Bank

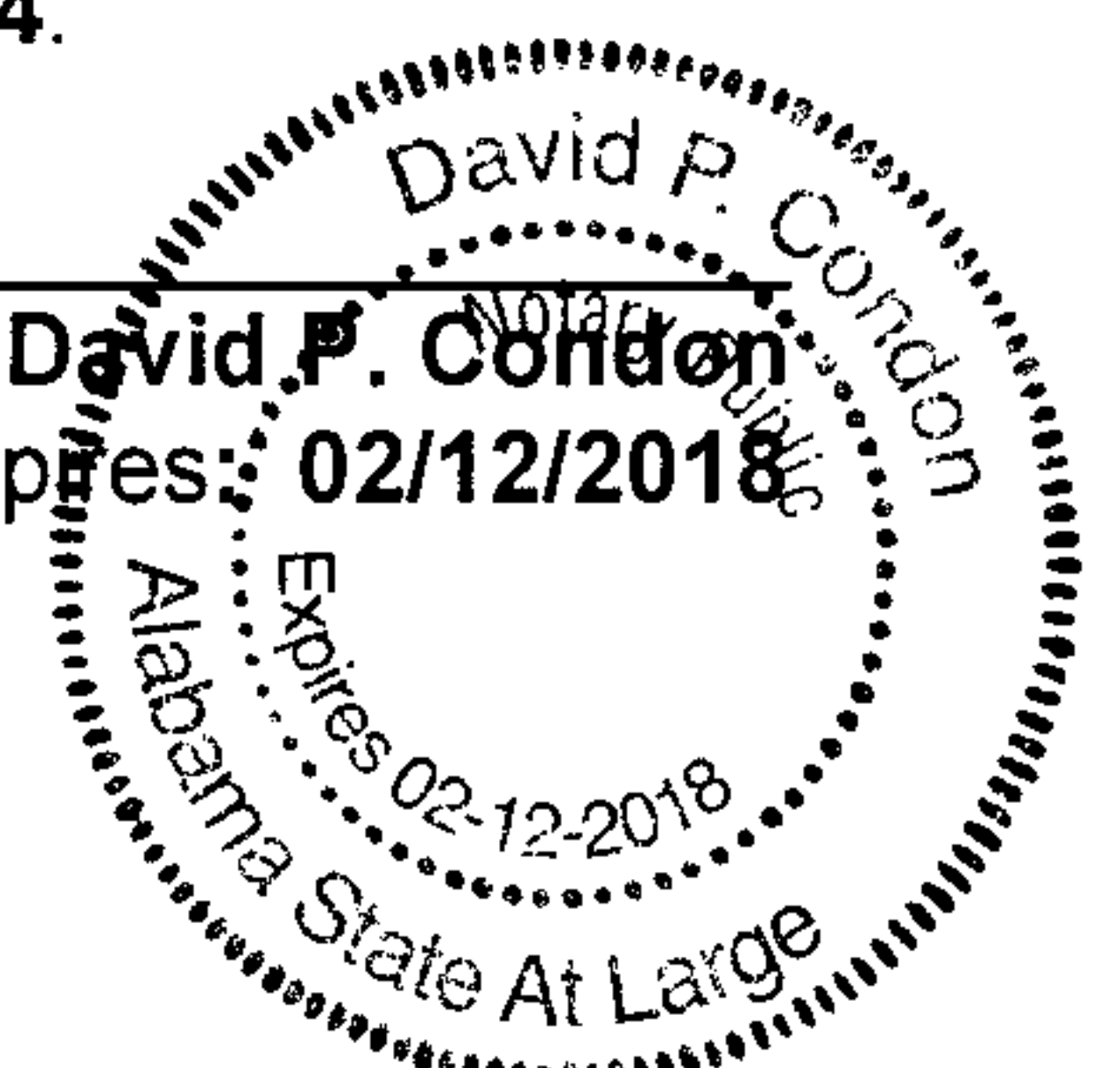
BY:  (Seal)
Clark Zinsmeister
ITS: Vice President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Clark Zinsmeister as Vice President of ServisFirst Bank** whose name 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 and with full authority as such **Vice President**, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **11th day of December, 2014.**


Notary Public: **David P. Condon**
My Commission Expires: **02/12/2018**





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REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
Grantor Name: **ServisFirst Bank** Grantee Name: **Embassy Homes, LLC**

Mailing Address: **Lots 126, 340, 333 and 334 Willow Oaks**
280, Suite C101
Westover, Alabama, zip code

Mailing Address: **5406 Hwy**

Birmingham, Alabama, 35242

Property Address: **Lots 126, 340, 333 and 334 Willow Oaks**
2014

Date of Sale: **December 11th,**

Westover, Alabama, zip code

Total Purchase Price: **\$112,000.00**

or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

____ Bill of Sale

____ Appraisal

____ Sales Contract

____ Other _____

XX Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Section 40-22-1 (h).

Embassy Homes, LLC

Date: **December 11th, 2014** Print: _____

____ Unattested

(verified by)

Sign: _____

(Grantor/Grantee/Owner/Agent) circle one