20170207000046700
02/07/2017 11:08:09 AM
DEEDS 1/1

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

Send Tax Notice To:
Embassy Homes , LLC
5406 Hwy. 280, Suite C101
Birmingham, AL 35242
Property Address: 1077 Garnet Drive
Calera, AL 35040

Corporation Form Warranty Deed

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

That in consideration of Twenty Thousand and No/100 ------- ($20,000.00) Dollars
(as evidenced by closing statement)
the undersigned grantor, Emerald Ridge, LLC, a limited liability company
(whose address is: P. O Box 1569, Pelham, AL 35124)
(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 E., Suite C101, Birmingham, AL 35242)
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 42, according to the Survey of Emerald Ridge, Sector III, as recorded in Map Book 39, Page 35, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements, restrictions, and rights-of-way of record.

$ 164,064.00 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 23rd day of January , 2016.

ATTEST: Emerald Ridge, LLC

By: Karen Scott
Karen Scott, Member

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

WILLIAM H. HALBROOKS NOTARY PUBLIC ALABAMA STATE AT LARGE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Scott whose name as Member of Emerald Ridge, 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 23rd day of January , 2017.

My Commission Expires: 4/21/20 William H. Halbrooks, Notary Public

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/07/2017 11:08:09 AM
$16.00 CHERRY
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