

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

Send Tax Notice To:
Derek Schon Duke
600 Ridge View trail
Pelham, AL 35124
(which is the 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 Three Hundred Fifty-Eight Thousand Four Hundred
Twenty-Five and No/100 (\$ 358,425.00) Dollars
(as evidenced by the closing statement)
to the undersigned grantor, Embassy Homes, LLC, a limited liability company
(whose address is: 5406 Hwy. 280 E., Suite C101, Birmingham, AL 35242)
(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 Derek Schon Duke and Cynthia Fulton Duke
(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:

Lot 425, according to the Survey of Wild Timber Phase 4, as recorded in
Map Book 37, Page 64, in the Probate Office of Shelby County, Alabama.

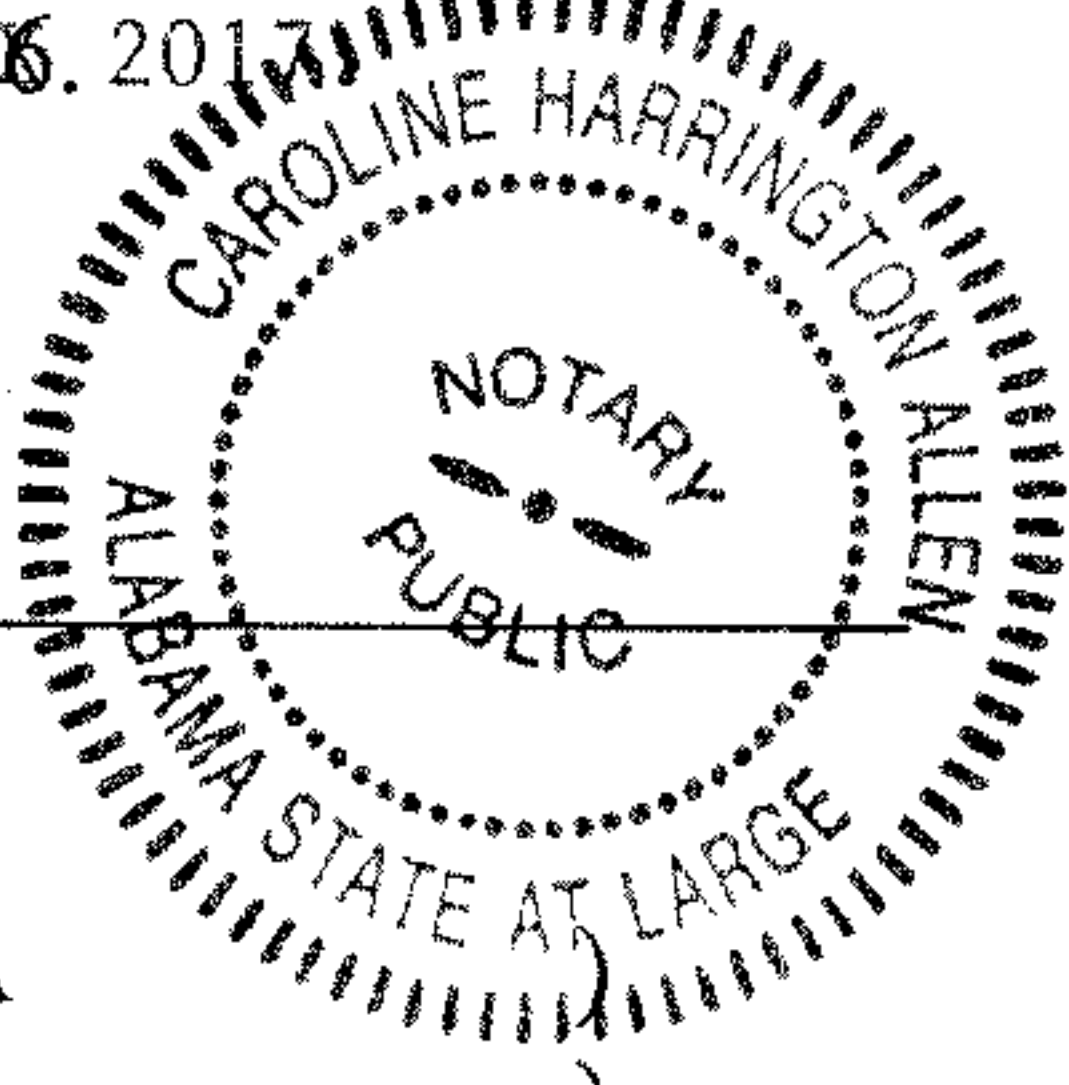
Subject to: current taxes, easements, restrictions and rights of way of record.

\$ 340,503.00 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 27th day of
March, 2016.

ATTEST:



Embassy Homes, LLC
By: Clark Parker, Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON) Limited Liability Acknowledgment

I, Caroline Harrington Allen, 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 27th day of March, 2016.

My Commission Expires: 9/22/17

Notary Public: Caroline Harrington Allen



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/27/2017 11:39:44 AM
\$33.00 CHERRY
20170327000101250

[Signature]