

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

Send Tax Notice To:  
Brittany L. Cofer/Christopher Wyatt  
1166 Emerald Ridge Drive  
Calera, AL 35040  
(which is the property address)

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

That in consideration of One Hundred Eighty Nine Thousand-Nine Hundred  
and No/100 (\$189,900.00 ) 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 Brittany L. Cofer and Christopher J. Wyatt  
(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 107, according to the Survey of Emerald Ridge, Sector II, as  
recorded in Map Book 38, page 112, in the Probate office of Shelby County, AL.

Subject to: current taxes, easements, restrictions and rights of way of record.  
\$151,920.00 of the above recited purchase price paid from 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 21st day of July  
2017, ~~2018~~.

ATTEST:

Embassy Homes, LLC  
By: [Signature]  
Clark Parker, Member

STATE OF ALABAMA )  
COUNTY OF JEFFERSON ) Limited Liability Acknowledgment

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 21st day of July  
2017,  
My Commission Expires: 4/21/20  
William H. Halbrooks, Notary Public



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/21/2017 01:27:37 PM  
\$53.00 CHERRY  
20170721000261730

[Signature]