This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223 Send Tax Notice To: James Jonathan Prince Emily Prince 352 Crossbridge Road Chelsea, AL 35043

STATE OF ALABAMA	)	STATUTORY JOINT SURVIVORSHIP DEED
COUNTY OF SHELBY	)	

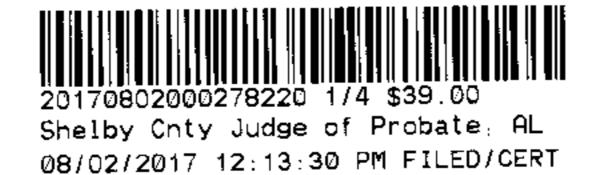
KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Ten Thousand Nine Hundred Dollars and 00/100 (\$210,900.00), and other good and valuable consideration, this day in hand paid to the undersigned Embassy Homes, LLC, an Alabama limited liability company, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, James Jonathan Prince and Emily Prince (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 7-188, according to the Survey of Chelsea Park 7th Sector, Second Addition, Grayson Place Neighborhood, as recorded in Map Book 45, Page 97, 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, filed 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 7th Sector filed recorded as Instrument No. 20061229000634370, and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector as recorded in Instrument 20151230000442850 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

## Subject To:

- (1) Ad Valorem taxes due and payable October 1, 2017.
- (2) Easements as shown on recorded plat in said Probate Office.
- (3) Public utility easements, building setback lines and right of ways as shown by recorded plat.
- (4) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 244, Page 587; Instrument No. 1997-9552 and Instrument No. 2000-94450 and corrected in Instrument No. 2001-27341 in said Probate Office.
- (5) Declaration of easements and Master Protective Covenants for Chelsea Park appearing of record in Instrument No. 2004-56695 and Instrument No. 2006-351160 and all covenants, conditions, restrictions and liens for assessments contained therein.
- (6) Notice of final assessments by the Chelsea Park Improvement District One as recorded in Instrument No. 20050209000066520; District Two recorded in Instrument No. 20050209000065530 and District Three recorded in Instrument No. 20050209000065540 in said Probate Office.

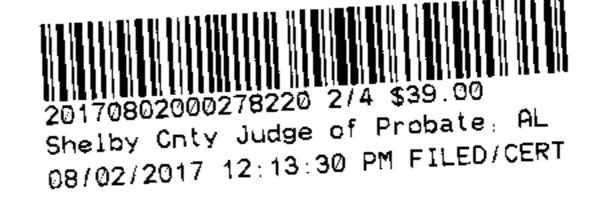


Shelby County, AL 08/02/2017 State of Alabama Deed Tax: \$15.00

- (7) Easement to Town of Chelsea as recorded in Instrument No. 20040107000012460 in said Probate Office.
- (8) Certificate of Incorporation of The Chelsea Park Cooperative District as recorded in Instrument No. 20050714000353260 in said Probate Office.
- (9) Building lines as shown by recorded plat in Map Book 45, Page 97.
- (10) Restrictions as shown by recorded map.
- (11) Public utility easements as shown by recorded plat.
- Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in instrument recorded in Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama.
- (13) Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20061229000634370 and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7<sup>th</sup> Sector as recorded in Instrument 20151230000442850, in the Probate Office of Shelby County, Alabama.
- (14) Articles of Incorporation of Chelsea Park Improvement District Three as recorded in Instrument No. 20041223000699640 and Notice of Final Assessment of Real Property as recorded in Instrument No. 20050209000065540 in the Probate Office of Shelby County, Alabama.
- (15) Grant of Land Easement with Restrictive Covenants to Alabama Power Company as recorded in Instrument No.20151105000384560, in the Probate Office of Shelby County, Alabama.
- (16) Memorandum of Sewer Service Agreements regarding Chelsea Park in favor of Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427750.
- (17) Distribution Easement to Alabama Power Company as recorded in Instrument 20071114000552150.
- (18) Transmission line permit to Alabama Power Company as recorded in Deed Book 112, Page 111, Deed Book 107, Page 565, Deed Book 131, Page 491 and Deed Book 194, Page 49.
- (19) Articles of Incorporation of Chelsea Park Residential Association, Inc. recorded in Instrument 200413/8336, in the Probate Office of Jefferson County, Alabama.
- (20) Certificate of Incorporation of The Chelsea Park Cooperative District, recorded in Instrument 20050714000353260, in the Probate Office of Shelby County, Alabama.

\$195,900.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.



TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, 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.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized closing manager hereunto set its hand and seal this the 28th day of July, 2017.

Embassy Homes, LLC an Alabama limited liability company

Clayton T. Sweeney, Closing Manager

STATE OF ALABAMA

**COUNTY OF JEFFERSON)** 

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Clayton T. Sweeney, whose name as Closing Manager of Embassy Homes, LLC, an Alabama limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Closing Manager and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 09-21-2020

20170802000278220 3/4 \$39.00 Shelby Cnty Judge of Probate, AL 08/02/2017 12:13:30 PM FILED/CERT

## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Embassy Homes, LLC		Grantee's Name	James Jonathan Prince and Emily Prince
Mailing Address	5406 Hwy. 280, Ste. C101 Birmingham, AL 35242		Mailing Address	352 Crossbridge Road Chelsea, AL 35043
Property Address	352 Crossbridge Road Chelsea, AL 35043		Date of Sale	July 28, 2017
			Total Purchase Price	\$_210,900.00
			or	
			Actual Value	\$
			or	
			Assessor's Market Value	<u>\$</u>
•	r actual value claimed on this form ca lation of documentary evidence is no		) Appraisal	ntary evidence:
<ul><li>☐ Sales Contract</li><li>☑ Closing Statemen</li></ul>	t		Other Deed	
If the conveyance doo is not required.	ument presented for recordation cor	ntains all o	f the required information re	ferenced above, the filing of this form
Grantor's name and mailing address.	mailing address - provide the name	Instruction of the p		g interest to property and their current
Grantee's name and r	nailing address - provide the name o	of the perso	on or persons to whom inter	est to property is being conveyed.
Property address - the property was conveyed		peing conv	veyed, if available. Date of	Sale - the date on which interest to the
Total purchase price offered for record.	the total amount paid for the purcha	ase of the	property, both real and pers	sonal, being conveyed by the instrument
				sonal, being conveyed by the instrument the assessor's current market value.
the property as deterr		ith the res	ponsibility of valuing propert	alue, excluding current use valuation, of ty for property tax purposes will be used
I attest, to the best of that any false statements (h).	my knowledge and belief that the infents claimed on this form may result	ormation of in the imp	contained in this document is osition of the penalty indica	s true and accurate. I further understand ted in <u>Code of Alabama 1975</u> § 40-22-1
Date		Pr	Embassy Homes, LLC int <u>by: Clayton T. Sweene</u>	ey, Closing Manager
Unattested		Si	ign	
	(verified by)		(Grantor/Grantee/C	wher Agent) circle one
Unattested	(verified by)			wner Agent) circle

20170802000278220 4/4 \$39.00 Shelby Cnty Judge of Probate, AL 08/02/2017 12:13:30 PM FILED/CERT