

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: 1049 Garnet Drive  
Calera, AL 35040

Corporation Form Warranty Deed

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

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 33, 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.  
\$ 169,814.00 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 14th day of August , 2017.

ATTEST: Emerald Ridge, LLC  
By: Karen Scott  
Karen Scott, Member

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

Limited Liability Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify  
that Karen Scott whose name as Member  
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 14th day of August, 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  
09/13/2017 12:38:46 PM  
\$16.00 CHERRY  
20170913000333620

*[Signature]*