

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 4
Pelham, AL 35124
File No.: 44444-18-0983

Send Tax Notice To: Candace Nicole Clark
1053 Emerald Ridge Dr.
Calera, AL 35040

20181109000398260
11/09/2018 12:33:01 PM
DEEDS 1/1

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Nine Thousand Dollars and No Cents (\$159,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Emerald Ridge Land Company, LLC**, an Alabama Limited Liability Company, whose mailing address is PO 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 **Candace Nicole Clark**, whose mailing address is **1007 Ashbury Cir, Helena, AL 35022** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **1053 Emerald Ridge Dr., Calera, AL 35040**; to wit;

Lot 13, according to the Survey of Emerald Ridge, Sector 1, as recorded in Map Book 35, Page 143, in the Office of the Judge of Probate of Shelby County, Alabama.

\$156,120.00 of the purchase price of the above described property was financed with the proceeds of 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; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Manager, Philip Crane, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of November, 2018.

EMERALD RIDGE LAND COMPANY, LLC

Philip Crane
Philip Crane
Manager

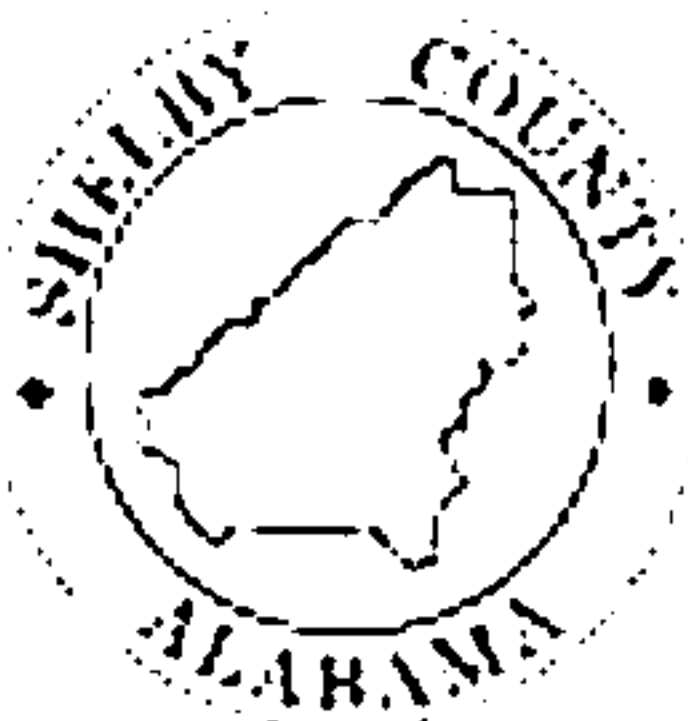
State of Alabama

County of Shelby

I, Sandy F. Johnson, a Notary Public in and for said County in said State, hereby certify that Philip Crane, Manager of Emerald Ridge Land Company, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 9th day of November, 2018.

Sandy F. Johnson
Notary Public, State of Alabama
Sandy F. Johnson
My Commission Expires: February 02, 2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/09/2018 12:33:01 PM
\$18.00 JESSICA
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Alvin S. Bayl