This instrument prepared by:	Send Tax Notice To: Robert C. Leon
William H. Halbrooks, Attorney #1 Independence Plaza - Suite 704	4212 Roy Ford Circle
Birmingham, AL 35209	Hoover, AL 35244
19111111111111111111111111111111111111	(which is the property address)
STATUTORY WARRANTY DEED (Joint Tenants With Rights of Survivorship)	
STATE OF ALABAMA)	V ALL MEN BY THESE PRESENTS:
COUNTY OF <u>SHELBY</u>)	
That in consideration of Four Hundred Sixty Thousand Five Hundred Thirty-Four and No/100 (\$ 460,534.00) Dollars (as evidenced by the closing statement)	
and other good an valuable consideration to the undersigned Embridge Homes, LLC, a limited liability company (Grantor),	
(whose address is: 5406 Hwy. 280 E., Suite on and Rebert C. Leon and R	
(whose address is the property address) the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantees, as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the real estate situated in She1by County, Alabama, to wit:	
Lot 327, according to the Final Plat of the Mixed Use Subdivision of Lake Wilborn, Phase 3, as recorded in Map Book 49, Page 97 A and B, in the Probate Office of Shelby County, Alabama.	
Subject to current taxes, easements, restrictions and rights-of-way of record.	
\$ 432,867.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.	
TO HAVE AND TO HOLD unto 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. Grantor does for itself, its successors and assigns, covenant with said Grantees that it is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall, warrant and defend the same to the said Grantees, against the lawful claims of all persons claiming by, under or through Grantor. IN WITNESS WHEREOF, Grantor, Embassy Homes, LLC, has caused this conveyance to be executed by its duly authorized Member this https://doi.org/10.1001/journal.org/ and during their joint lives and used to the heirs and assigns that it is lawfully seized in fee simple, and to the heirs and assigns that it is lawfully seized in fee simple, and to the heirs and assigns that it is lawfully seized in fee simple of said premises, that said Grantees that it is lawfully seized in fee simple of said premises, that as a foresaid, and that Grantor will and its successors and assigns shall, warrant and defend the same to the said Grantees, against the lawful claims of all persons claiming by, under or through Grantor. IN WITNESS WHEREOF, Grantor, Embassy Homes, LLC, has caused this conveyance to be executed by its duly authorized Member this https://doi.org/10.1001/journal.org/ and said frantees for any distribution of the said Grantees	
Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 11/07/2019 10:56:16 AM	Embridge Homes, LLC
By:	
STATE OF ALABAMA) Limited (COUNTY OF JEFERSON)	d Liability Company Acknowledgement
I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby certify that <u>Clark Parker</u> whose name as <u>Member</u> of <u>Embridge Homes, LLC</u> , 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 conveyance, he as such officer and with full authority, executed the same at MANA.	
contents of the conveyance, he, 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 6th day of November

William H. Halbrooks, Notary

My Commission Expires: 4/21/20