

This instrument prepared by:  
William H. Halbrooks, Attorney  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Nilay H. Modi  
4060 Langston Ford Drive  
Hoover, AL 35244  
(which is the property address)

**STATUTORY WARRANTY DEED (Joint Tenants With Rights of Survivorship)**

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

That in consideration of Three Hundred Eighty-Eight Thousand Nine Hundred Eighty-Four and No/100 ---- (\$ 388,984.00 ) Dollars  
(as evidenced by the closing statement)  
and other good and valuable consideration to the undersigned  
Embridge Homes, LLC, a limited liability company (Grantor),  
(whose address is: 5406 Hwy. 280 E., Suite C101, Birmingham, AL 35242)  
in hand paid by Nilay H. Modi and Sabrina T. Mangieri (Grantees),  
(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  
Shelby County, Alabama, to wit:

Lot 310, according to the Final Plat of the Mixed Use Subdivision for  
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.  
\$ 350,085.00 of the purchase price recited above was paid from a  
mortgage loan closed simultaneously herewith.  
\$ 19,449.00 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 5th day of December, 2019.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/06/2019 02:18:35 PM  
\$411.00 CHERRY  
20191206000452260

*Ann S. Boyd*

Embridge Homes, LLC

By: *Clark Parker*  
Clark Parker, Member

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )  
Limited Liability Company Acknowledgement

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  
Embridge 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, 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 5th day of December, 2019.  
*William H. Halbrooks*  
William H. Halbrooks, Notary Public

My Commission Expires: 4/21/20

