



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/31/2020 01:57:57 PM  
\$23.00 CATHY  
20200331000126330

20200331000126330  
03/31/2020 01:57:57 PM  
DEEDS 1/1

*Allen S. Byrd*

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

Send Tax Notice To:  
(Name) John Harvey Watson, Jr.  
(Address) 2989 Zilphy Street  
Hoover, AL 35244  
(which is the property address)

**STATUTORY WARRANTY DEED**  
**STATE OF ALABAMA )**

KNOW ALL MEN BY THESE PRESENTS:

**COUNTY OF SHELBY )**

That for and in consideration of Four Hundred Fifty-Two Thousand One Hundred Fifty  
and No/100 ----- (\$452,150.00 ) 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: 5406Hwy. 280 E., Suite C101, Birmingham, AL 35242 )

in hand paid by John Harvey Watson, Jr. (Grantee),  
(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 the said Grantee the following described real estate situated  
in Shelby County, Alabama, to wit:

Lot 474, according to the Final Plat of the Subdivision of Lake Wilborn,  
Phase 4B, as recorded in Map Book 50, Page 76, in the Probate Office of  
Shelby County, Alabama.

Subject to: current taxes, easements, restrictions, and rights-of-way of record.

\$ 462,549.00 of the purchase price recited above was paid from a  
mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his, her or their heirs and assigns forever.  
Grantor does for itself, its successors and assigns, covenant with said Grantee(s) 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 Grantee(s).

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this  
31st day of March, ~~XXXX~~ 2020.

Embridge Homes, LLC  
*Clark Parker* (Seal) \_\_\_\_\_ (Seal)  
Clark Parker, Member

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

I, William H. Halbrooks, a Notary Public in and for said County, in said State, hereby  
certify that, Clark Parker whose name as Member for/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 on the day the same bears date.

Given under my hand and official seal this 31st day of March  
My Commission Expires: 4/21/20  
*William H. Halbrooks*  
William H. Halbrooks, Notary Public

