

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

Send Tax Notice To:  
(Name) Herbert M. Wolfrey, Jr.  
(Address) 4252 Roy Ford Circle  
Hoover, AL 35244-5086  
(which is the property address)

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

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Four Hundred Forty-Nine Thousand Nine Hundred Eighty-Nine and No/100 ----- (\$ 449,989.00 ) 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 Herbert M. Wolfrey, Jr., Lucille W. Wolfrey and \*\* (Grantee),  
(whose address is the property address ) \*\*Maelyn W. Wolfrey

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 349, 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.

\$ 349,900.00 of the purchase price recited above was paid from a  
mortgage loan closed simultaneously herewith.  
See attached Exhibit "S" which is incorporated herein for all purposes.

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).

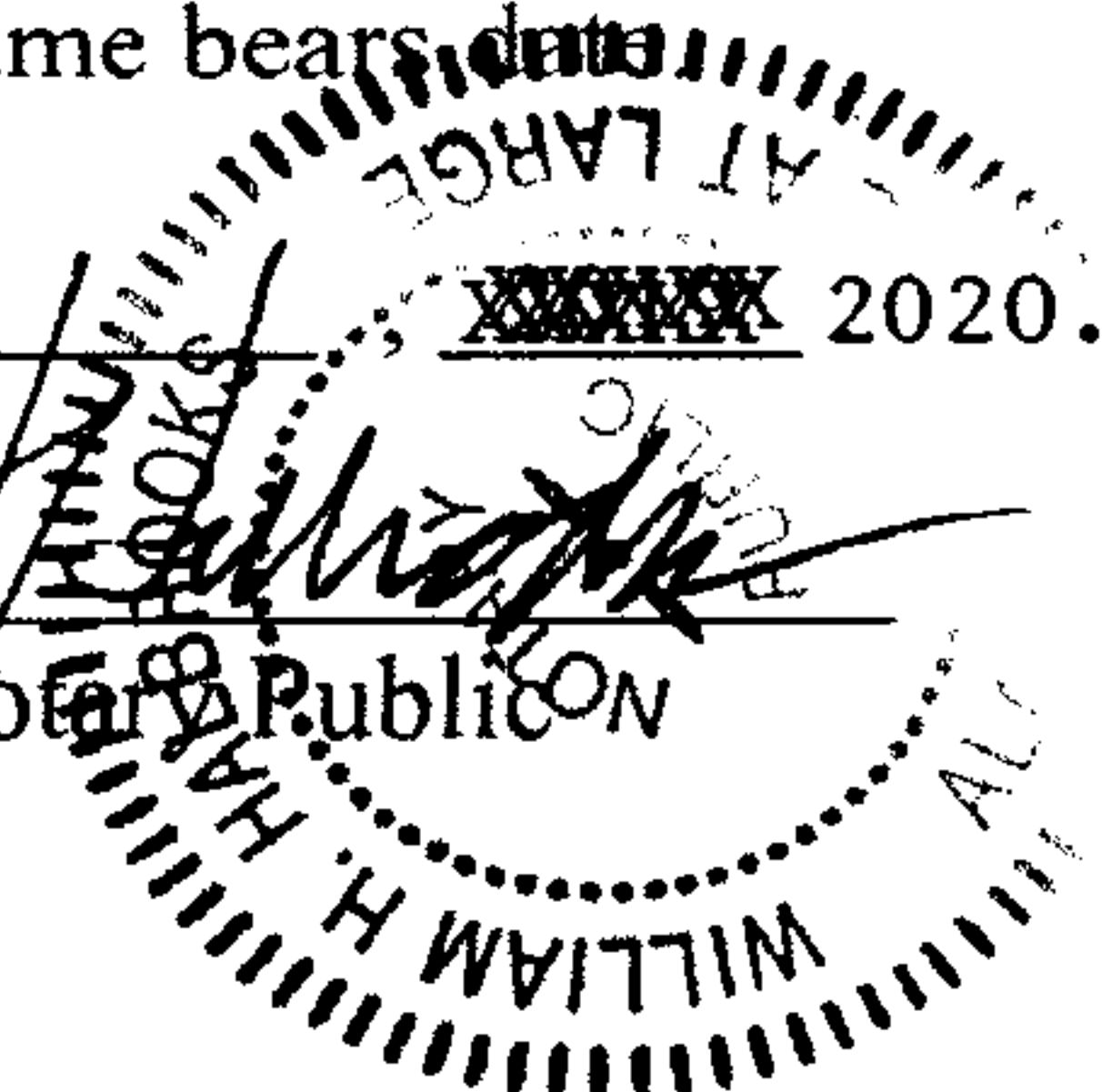
IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this  
8th day of May, ~~XXXX~~ 2020.

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 8th day of May, ~~XXXX~~ 2020.  
My Commission Expires: 4/21/2024  
William H. Halbrooks, Notary Public

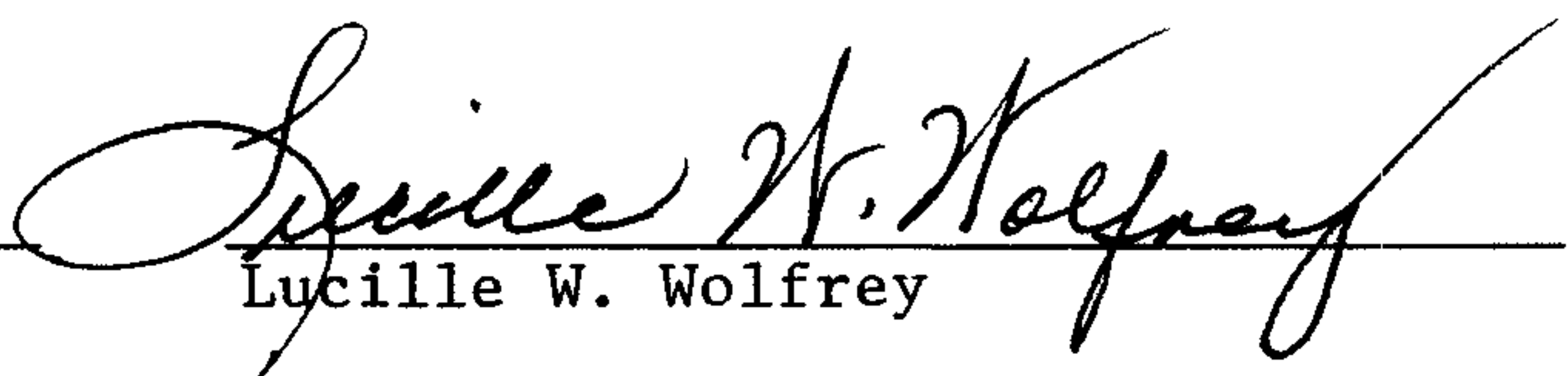


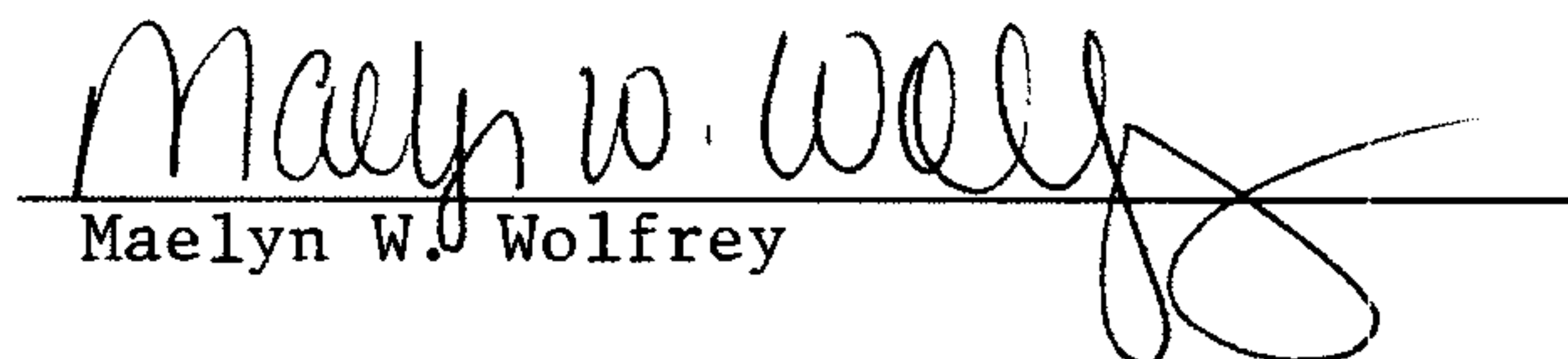
**EXHIBIT "S"**

It is the purpose and intent of this Exhibit to alter the Grantee's form of ownership to Joint Tenants with Right of Survivorship.

It being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), upon the death of any one of the said grantees the entire interest in said property shall vest in the two survivors, as joint tenants with right of survivorship, and that upon the death of either of the said two survivors, the said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the last surviving grantees herein named, but if neither grantee named survives the other or others, such as in the case of death in a common accident, then the heirs and assigns of the grantees herein shall take as tenants in common.

  
Herbert M. Wolfrey, Jr.

  
Lucille W. Wolfrey

  
Maelyn W. Wolfrey

\_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/08/2020 02:20:59 PM  
\$125.50 MIST  
20200508000182160

