

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

Send Tax Notice To:
Matthew Thomas Brooks
4265 Roy Ford Circle
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 Five Hundred Forty-Five Thousand Nine Hundred
and No/100 --- (\$ 545,900.00) Dollars
(as evidenced by the closing statement)
and other good an valuable consideration to the undersigned
Embassy Homes, LLC, a limited liability company (Grantor),
(whose address is: 5406 Hwy. 280 E., Suite C101, Birmingham, AL 35242)
in hand paid by Matthew Thomas Brooks and Sarah-Beth Brooks (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 339, 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.

\$ 491,255.00 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 12th day of June , 2020.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/12/2020 03:16:49 PM
\$77.00 CHARITY
20200612000241090

Allen S. Byrd

Embassy Homes, LLC

By: Clark Parker, Member

STATE OF ALABAMA)
COUNTY OF JEFERSON)
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
Embassy 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 12th day of June
My Commission Expires: 4/21/24
William H. Halbrooks, Notary Public

