



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2020 11:33:45 AM
\$23.00 JESSICA
20200901000386640

Alex S. Bayl

20200901000386640
09/01/2020 11:33:45 AM
DEEDS 1/1

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

Send Tax Notice To:
(Name) Vashuna Carroll
(Address) 1060 Garnet Drive
Calera, AL 35040
(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 Two Hundred Thirty-Three Thousand Three Hundred
Ninety-Eight and No/100 (\$ 233,398.00) Dollars
(as evidenced by the closing statement)

and other good and 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 Vashuna Carroll (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 63, according to the Survey of Emerald Ridge Sector III, as recorded in
Map Book 39, Page 35, in the Probate Office of Shelby County, Alabama.

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

\$ 239,393.00 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 August, 2020.

Clark Parker (Seal) _____ (Seal)
Clark Parker, Member

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

Limited Liability Company Acknowledgment

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
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 on the day the same bears date.

Given under my hand and official seal this 31st day of August

My Commission Expires: 4/21/24

William H. Halbrooks
William H. Halbrooks, Notary Public

