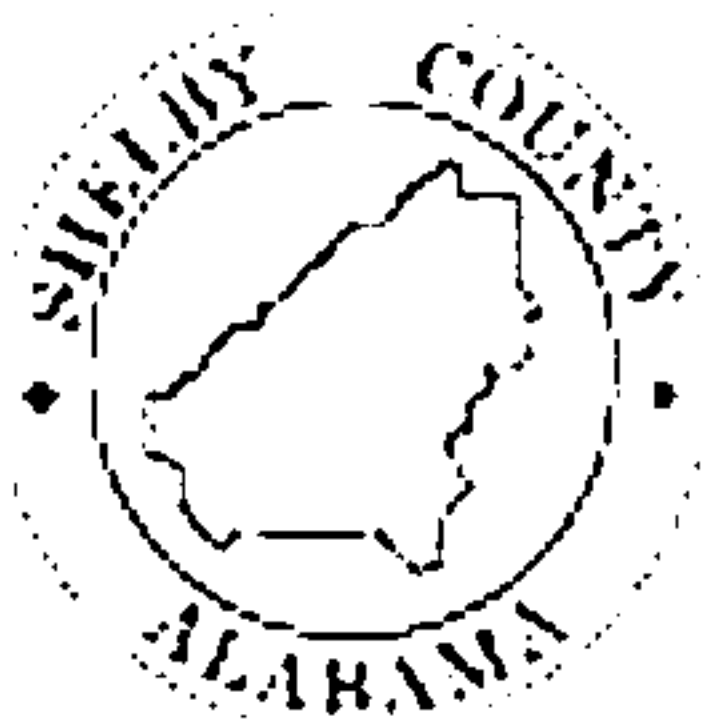




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2020 08:20:44 AM
\$23.00 JESSICA
20200916000413480

Allen S. Bayl

20200916000413480
09/16/2020 08:20:44 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) Fred M. Mwaniki
(Address) 1186 Emerald Ridge 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 One Hundred Eighty-Eight Thousand Five Hundred Sixteen and No/100 ----- (\$ 188,516.00) 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: 5406Hwy. 280 E., Suite C101, Birmingham, AL 35242)

in hand paid by Fred M. Mwaniki (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 102, according to the Survey of Emerald Ridge Sector II, as recorded in Map Book 38, Page 112, in the Probate Office of Shelby County, Alabama.

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

\$ 192,851.00 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 15th day of September, 2020 .

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 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 15th day of September, 2020

My Commission Expires: 4/21/24

William H. Halbrooks
William H. Halbrooks, Notary Public

