



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/01/2021 10:41:31 AM  
\$202.00 JESSICA  
20210201000051300

*Allen S. Bayl*

20210201000051300  
02/01/2021 10:41:31 AM  
DEEDS 1/1

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

Send Tax Notice To:  
Kamel Khoder Itani  
1610 Wilborn Run  
Hoover, AL 35244  
(which is the property address)

**STATUTORY WARRANTY DEED (Joint Tenants With Rights of Survivorship)**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of Four Hundred Seventy-Four Six Hundred Thirty-Nine  
(\$474,639.00 ) 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: 5406 Hwy. 280 E., Suite C101, Birmingham, AL 35242)  
in hand paid by Kamel Khoder Itani and Marwa Kazoun (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 615, according to the Survey of Lake Wilborn - Phase 6A, as recorded in  
Map Book 52, Page 47, in the Probate Office of Shelby County, Alabama.

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

\$ 294,639.00 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, ~~Embridge~~ <sup>Embridge</sup> Homes, LLC, has caused this conveyance  
to be executed by its duly authorized Member this 29th day of January, 2021.

Embridge Homes, LLC

By: *Clark Parker*  
Clark Parker, Member



STATE OF ALABAMA )  
COUNTY OF JEFFERSON ) 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  
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.

Given under my hand and official seal this 29th day of January, 2021.

My Commission Expires: ~~XXXX/XX~~  
9/22/21

*William H. Halbrooks*  
~~William H. Halbrooks~~, Notary Public  
Caroline Harrington Allen