20210430000214840
04/30/2021 10:09:56
AM DEEDS 1/1

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

Send Tax Notice To:
Ryan David Jolley
1129 Emerald Ridge Drive
Calera, AL 35040
(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 Two Hundred Seventy-Three Thousand Eighty-Eight and No/100----($ 273,088.00) 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 Ryan David Jolley and Christina Marie Jolley (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 84, 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.

$ 268,140.00 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 23rd day of April, 2021.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
04/30/2021 10:09:56 AM
$27.00 CHERRY
20210430000214840

Embassy Homes, LLC

By: _____
Clark Parker, Member

STATE OF ALABAMA)
) Limited Liability Company Acknowledgement
COUNTY OF JEFERSON)

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 23rd day of April, 2021.

My Commission Expires: 4/21/24

_____
William H. Halbrooks, Notary Public

WILLIAM H. HALBROOKS
NOTARY PUBLIC
ALABAMA STATE AT LARGE