

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

Send Tax Notice To:
Jon Steven Targus
1150 Emerald Ridge Drive
Calera, AL 35040
(which is also 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 for and in consideration of Two Hundred Fourteen Thousand Fifty-Three
and No/100---(\$ 214,053.00) 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 Jon Steven Targus and Lindsey Jean Targus (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 111, 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.

\$ 216,215.00 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 31st day of August, 2021

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/31/2021 01:21:54 PM
\$23.00 JOANN
20210831000425380

Embassy Homes, LLC

By: [Signature] (Seal)
Clark Parker, Member

Allen S. Boyd

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 31st day of August

My Commission Expires: 4/21/24

[Signature]
William H. Halbrooks, Notary Public

