



20220706000267560 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
07/06/2022 11:37:24 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Lance Jonathan Lee and
Suzanne Williamson Lee
304 Mayfair Circle
Maylene, AL 35114

STATE OF ALABAMA)
COUNTY OF SHELBY) **STATUTORY JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Ninety-Seven Thousand and 00/100 (\$497,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Embassy Homes, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Lance Jonathan Lee and Suzanne Williamson Lee**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 26, according to the Final Plat of Cedar Grove at Sterling Gate Sector 2, Phase 14, "The Enclave", as recorded in Map Book 54, Page 86 A and B, in the Probate Office of Shelby County, Alabama.

Subject To:

- 1) Ad valorem taxes for 2022 and subsequent years not yet due and payable until October 1, 2022.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
- 4) Restrictions appearing of record in Inst. No. 2021-40348.
- 5) Assignment of Developers Rights recorded in Inst. No. 20190927000353430.
- 6) Right of Way granted to Alabama Power Company recorded in Volume 280, Page 336 and Volume 280, Page 340.
- 7) Right of Way granted the City of Alabaster recorded in Inst. No. 2014-3151.
- 8) Right of Way granted to Shelby County recorded in Volume 76, Page 324.

\$482,090.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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.

CLAYTON T. SWEENEY, ATTORNEY AT LAW



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IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 29th day of June, 2022.

Embassy Homes, LLC
an Alabama limited liability company

By: Clayton T. Sweeney
Its: Closing Manager

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Clayton T. Sweeney, whose name as Closing Manager of Embassy Homes, LLC, an Alabama limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Closing Manager and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of June, 2022.

Marcia George White
NOTARY PUBLIC
My Commission Expires: 09-21-2024





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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, S

Grantor's Name	Embassy Homes, LLC	Grantee's Name	Lance Jonathan Lee and Suzanne Williamson Lee
Mailing Address	5406 Hwy. 280, Ste. C101 Birmingham, AL 35242	Mailing Address	304 Mayfair Circle Maylene, AL 35114
Property Address	304 Mayfair Circle Maylene, AL 35114	Date of Sale	June 29, 2022
		Total Purchase Price	\$ 497,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> Deed |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____	Embassy Homes, LLC Print by: Clayton T. Sweeney, Closing Manager
Unattested _____ (verified by)	Sign _____ (Grantor/Grantee/Owner/Agent) circle one