

Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 275
Birmingham, Alabama 35243

THIS INSTRUMENT PREPARED BY:
JOSEPH CHARLES SOMMA, ESQ.
CARIBOU NATIONAL TITLE, INC.
2084 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244
BHM1600798

PLEASE SEND TAX NOTICES TO:
CHADWICK TRAUTWEIN AND
EMILY TRAUTWEIN
124 LAUHLIN WAY
PELHAM, ALABAMA 35124

CORPORATION WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

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)
20170620000219360
06/20/2017 01:44:40 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Eighty Six Thousand, Four Hundred and No/100 Dollars (\$286,400.00)** to the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt and sufficiency whereof is hereby acknowledged, I/we **Prominence Homes, LLC** (herein referred to as **GRANTOR(S)**), do hereby grant, bargain, sell and fully convey unto **Chadwick Trautwein and Emily Trautwein** (herein referred to as **GRANTEE(S)**), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1140, according to the Final Plat of Lauchlin at Ballantrae, Phase 2, as recorded in Map Book 38, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.

Property address: 124 Lauchlin Way, Pelham, Alabama 35124

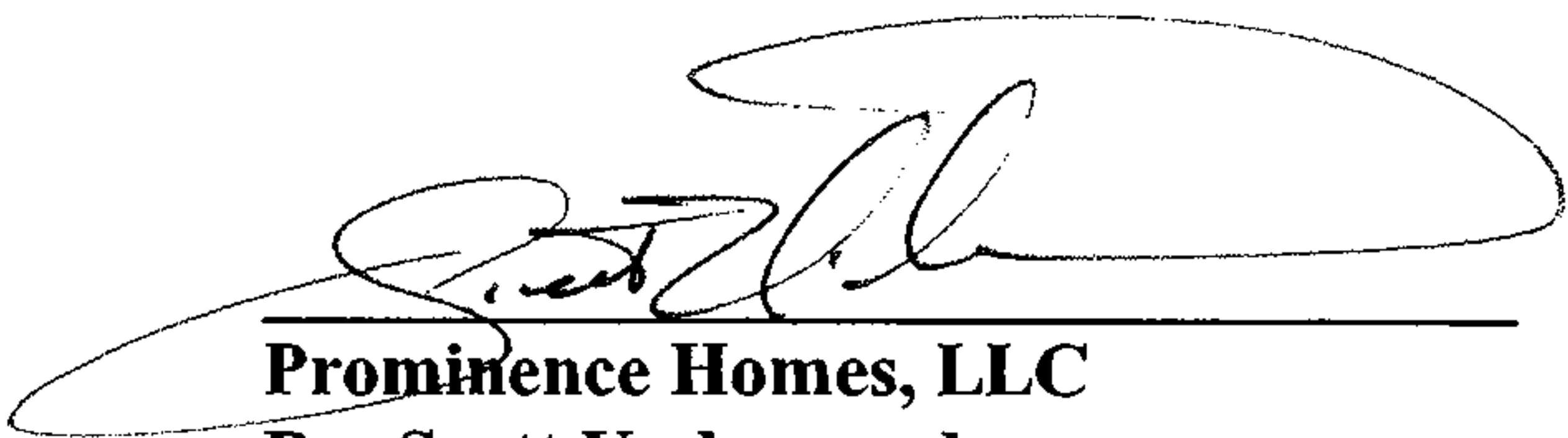
\$272,080.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Subject to: (1) Property taxes for the current year and any previous or subsequent years (2) easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) mineral and mining rights, if any.

TO HAVE AND TO HOLD unto the said **GRANTEE(S)**, his/her/their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said **GRANTEE(S)**, his/her/their heir(s) and assigns, that I/we am/are lawfully seized in fee simple of said premises; that it is free from any and all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; and that I/we will and my/our heir(s), executor(s) and administrator(s) shall warrant and defend the same to the said **GRANTEE(S)**, his/her/their heirs and assigns forever, against the lawful claims of any and all persons.

IN WITNESS WHEREOF, **GRANTOR(S)** has/have hereunto set his/her/their hand(s) and seal, this the 16th day of June, 2017.



Prominence Homes, LLC
By: Scott Underwood
Its: Authorized Agent

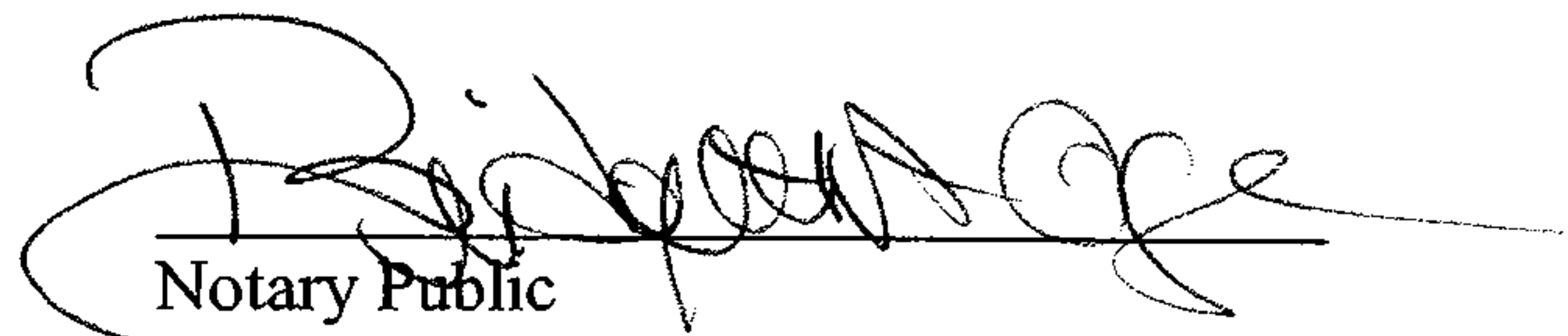
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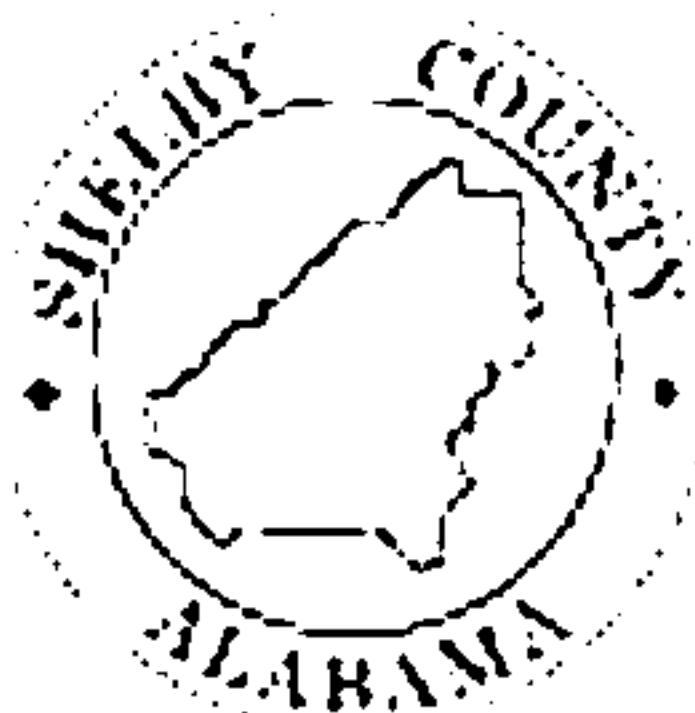
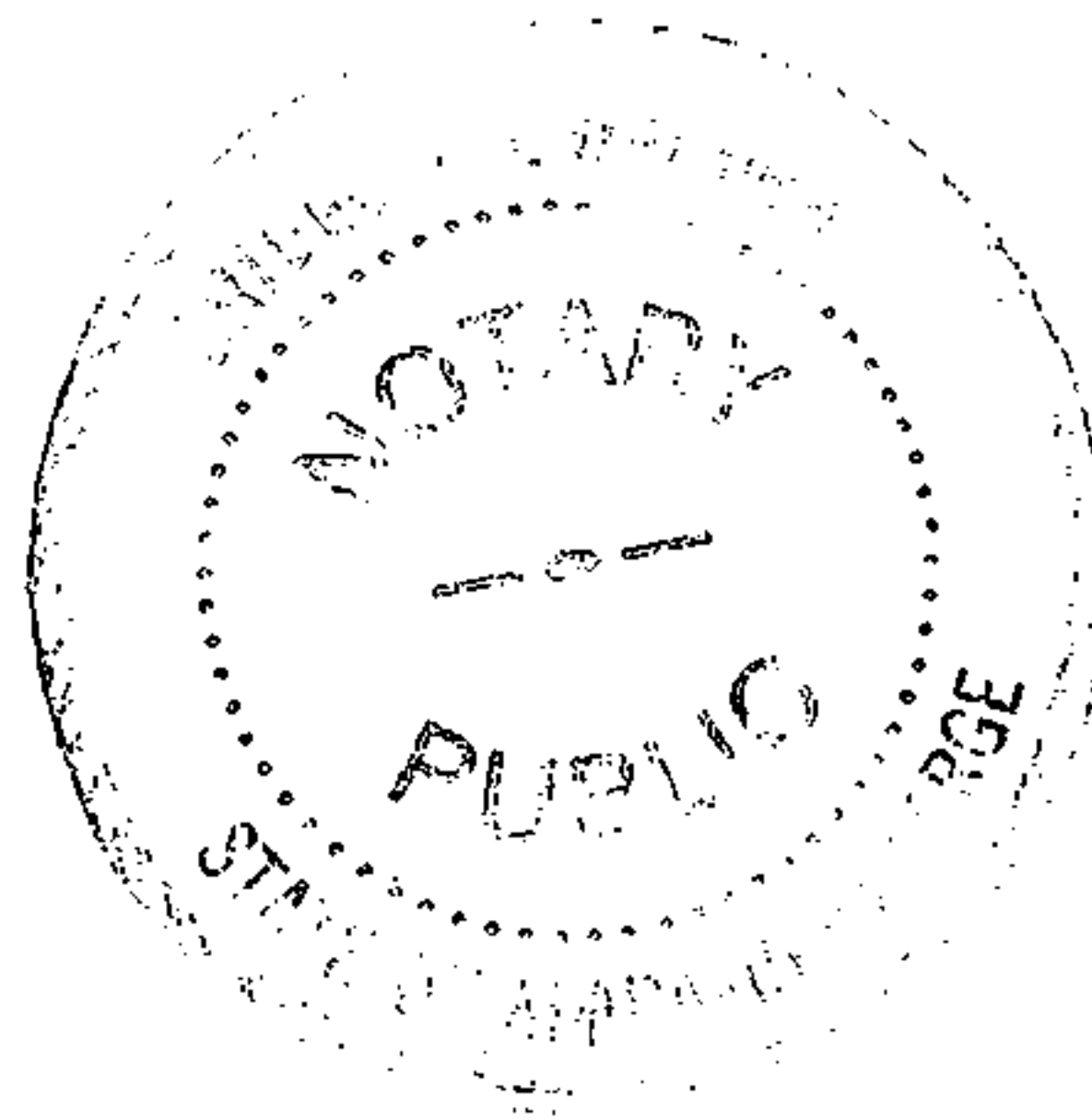
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, hereby certify that **Scott Underwood as Authorized Agent of Prominence Homes, LLC**, whose name 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 and with full authority, he has executed the same voluntarily on the day the same bears date.

Given under my hand this 16th day of June, 2017.


Notary Public
My commission expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/20/2017 01:44:40 PM
\$32.50 CHERRY
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