

THIS INSTRUMENT PREPARED BY:
JOSEPH CHARLES SOMMA, ESQ.
CARIBOU NATIONAL TITLE, INC.
2084 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244
HOV1800091

PLEASE SEND TAX NOTICES TO:
MADRICUS MEALING AND
FELETA H. MEALING
100 FOLIAGE VIEW RD
ALABASTER, ALABAMA 35007

20180426000142280

04/26/2018 03:16:22 PM
DEEDS 1/2

CORPORATION WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Four Hundred Twenty Eight Thousand, Seven Hundred and Fifty Dollars and No/100 Dollars (\$428,750.00)** the amount of which can be verified by the sales contract between the two parties, 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** whose address is 2084 Valleydale Road, Birmingham, AL 35244 (herein referred to as **GRANTOR(S)**), do hereby grant, bargain, sell and fully convey unto **Madricus Mealing and Feleta H. Mealing** (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 1, according to the Survey of Maple Ridge Subdivision, as recorded in Map Book 37, Page 87, in the Probate Office of Shelby County, Alabama.

Property address: 100 Foliage View Rd, Alabaster, Alabama 35007

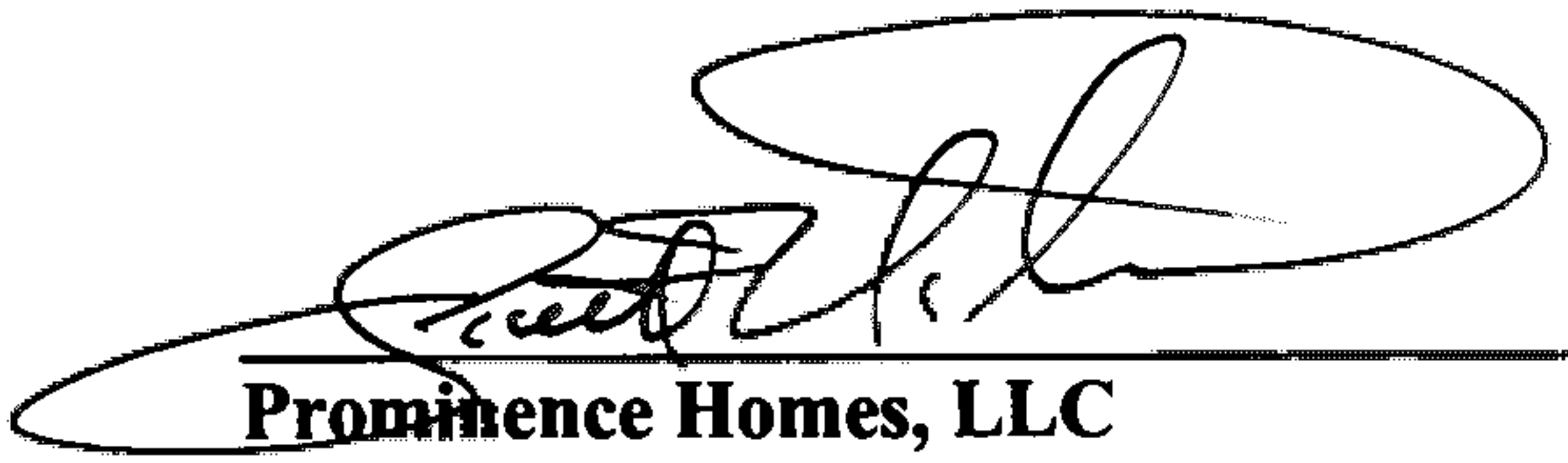
\$395,575.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 26th day of April, 2018.



Prominence Homes, LLC

By: Scott Underwood

Its: Authorized Agent

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STATE OF ALABAMA

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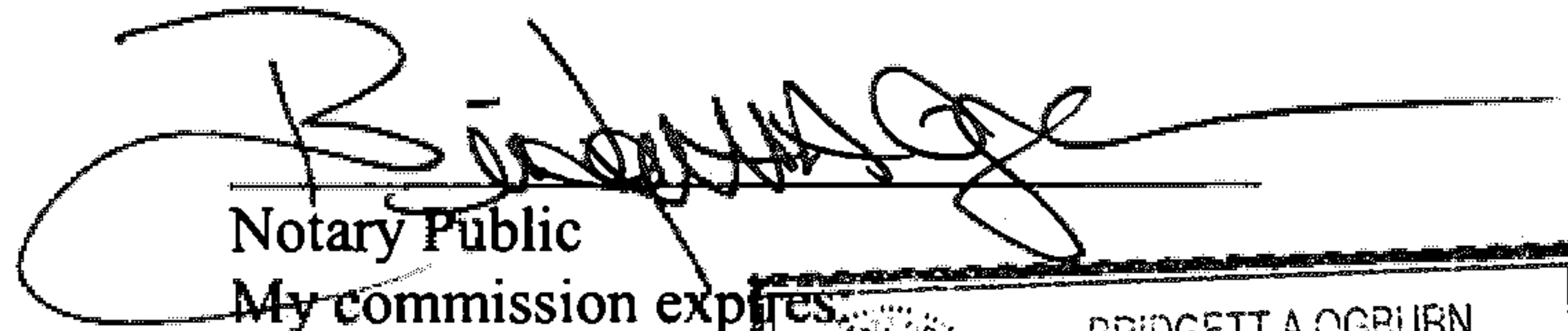
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COUNTY OF JEFFERSON

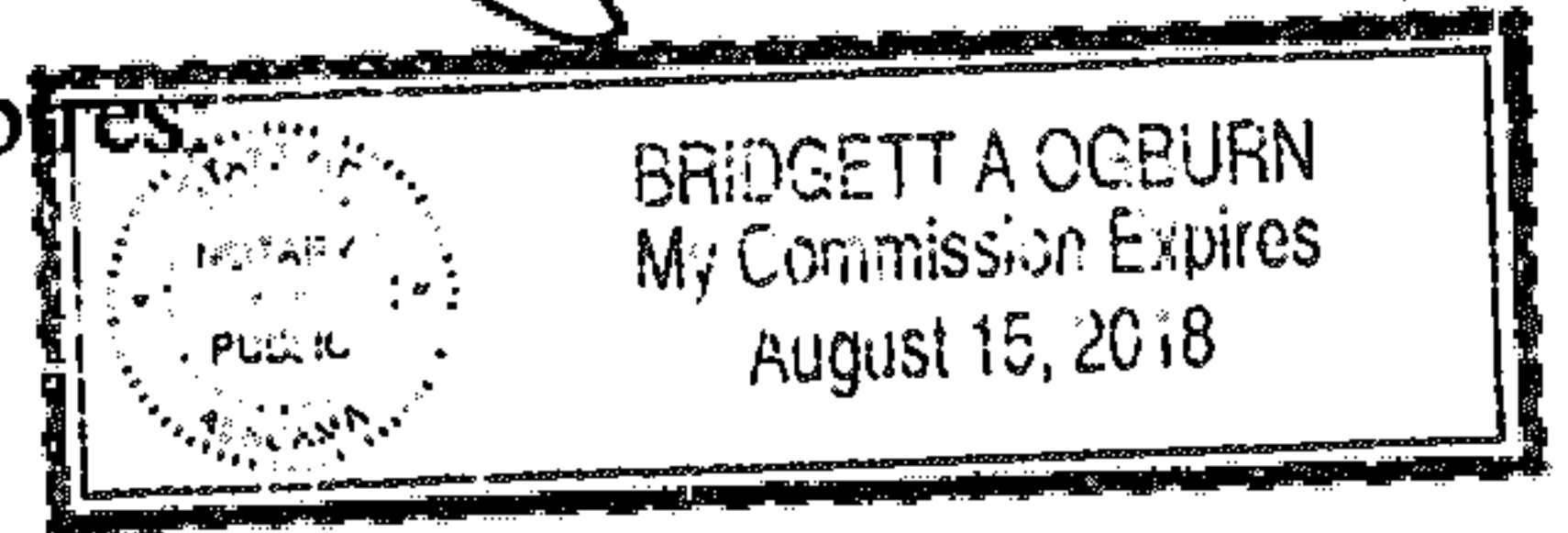
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I, the undersigned, a Notary Public, hereby certify that **Scott Underwood, the Authorized Agent for Prominence Homes, LLC**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed 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 26th day of April, 2018.



Notary Public
My commission expires



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/26/2018 03:16:22 PM
\$51.50 CHERRY
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