

SEND TAX NOTICE TO:

Zachary Potvin
1016 Enchantment Road
Rapid City, SD 57701

This instrument prepared by:

Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-23-412

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED NINETY SEVEN THOUSAND NINE HUNDRED AND 00/100 (\$297,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Prominence Homes and Communities, LLC, a Delaware Limited Liability Company**, whose address is 3000 Riverchase Galleria, Ste 1770, Birmingham, AL 35244, (hereinafter "Grantor", whether one or more), by **Zachary Potvin**, whose address is 1016 Enchantment Road, Rapid City, SD 57701, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 178, according to the Final Plat of Shiloh Creek, Phase 2, Sector 2, as recorded in Map Book 56, Page 89 in the Probate Office of Shelby County, Alabama.

**FOR INFORMATIONAL PURPOSES ONLY:
Lot 178 - 290 Shiloh Creek Drive, Calera, AL 35040.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights not owned by Grantor excepted.

Subject to a third-party mortgage in the amount of \$297,900.00 executed and recorded simultaneously herewith.

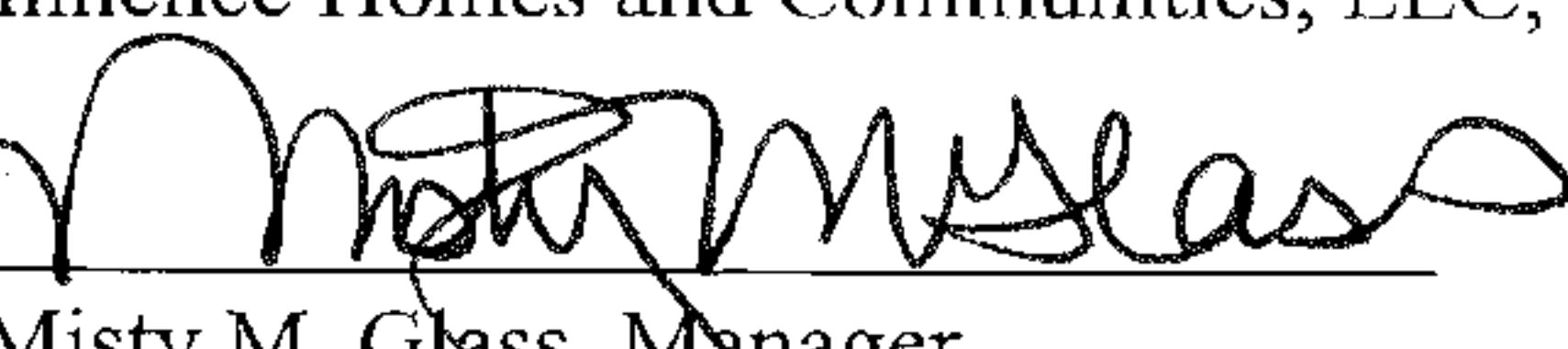
TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

(Remainder of Page Intentionally Left Blank – Signature Page Follows)

IN WITNESS WHEREOF, Grantor, Prominence Homes and Communities, LLC, a Delaware Limited Liability Company, by Misty M. Glass, as Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 25th day of July, 2023.

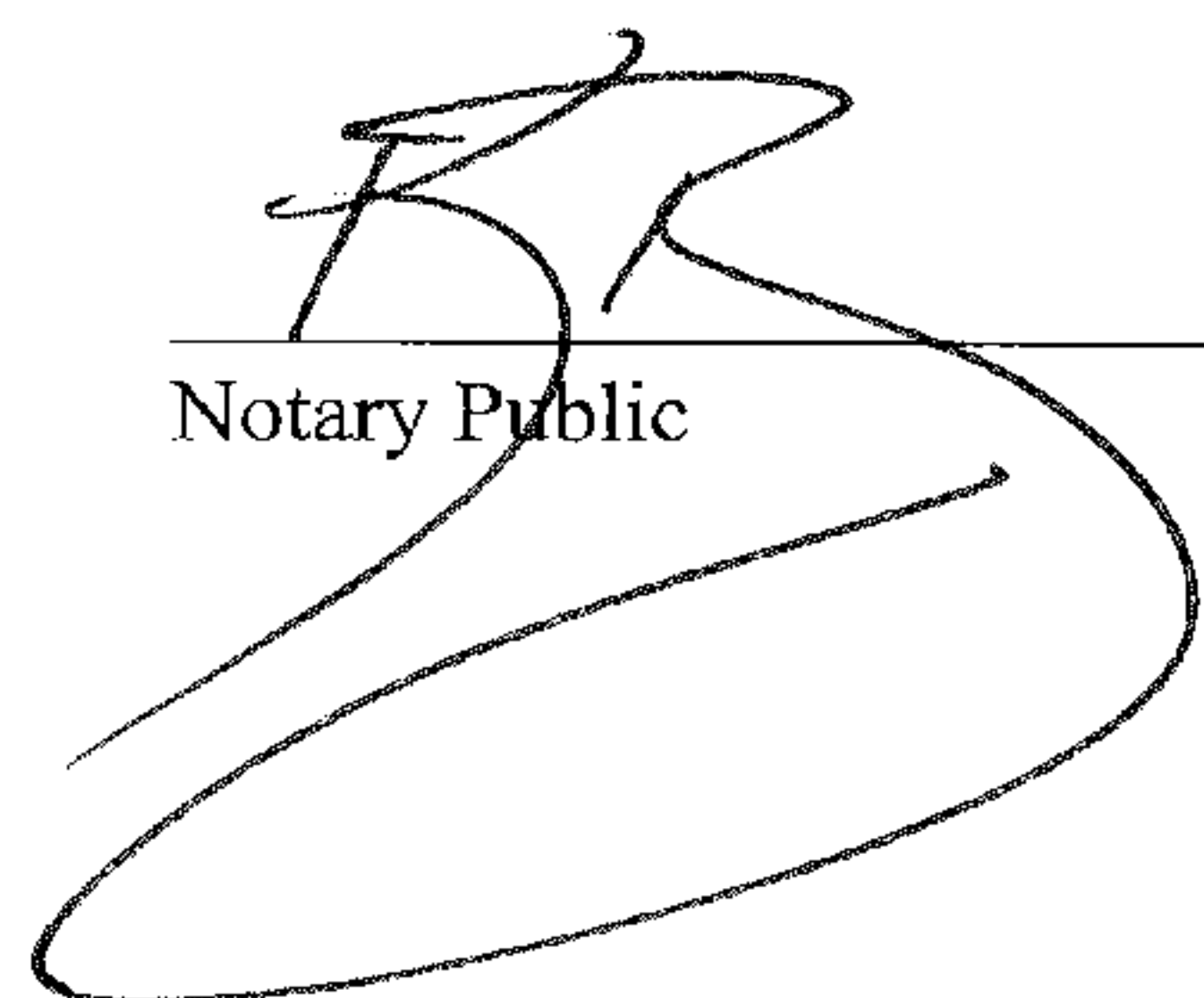
Prominence Homes and Communities, LLC, a Delaware Limited Liability Company

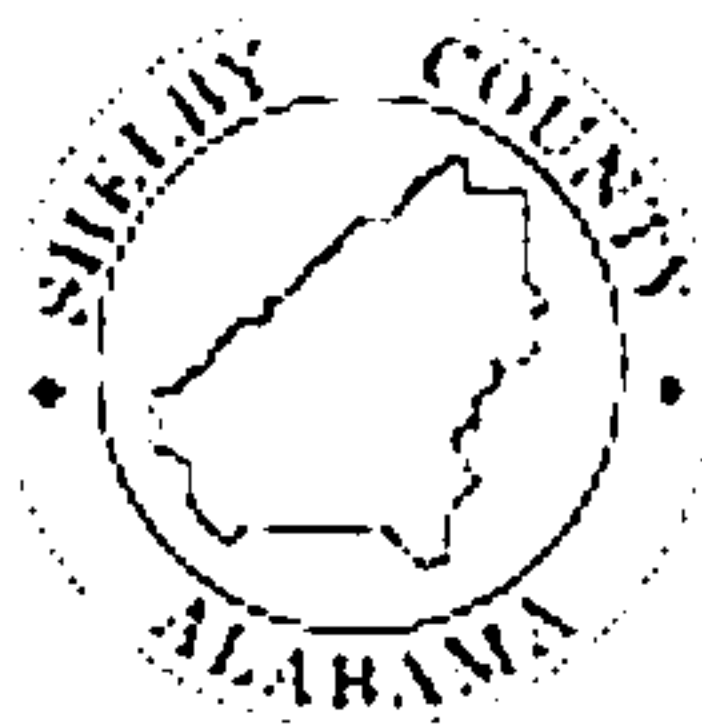
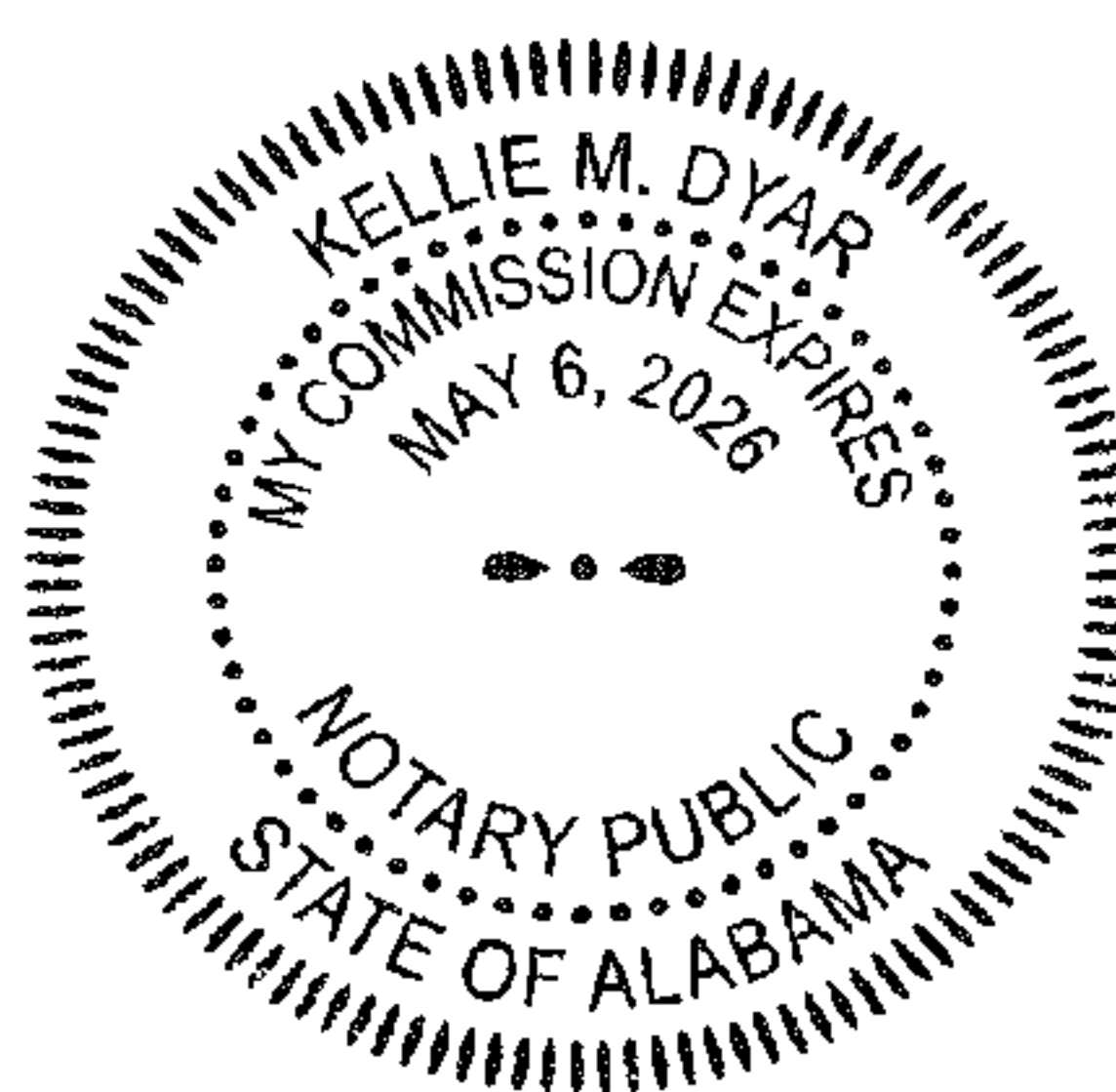
By: 
Misty M. Glass, Manager

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Misty M. Glass, whose name as Manager of Prominence Homes and Communities, LLC, a Delaware 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/she/they, as such agent or officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and seal this 25th day of July, 2023.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/26/2023 11:49:49 AM
\$323.00 PAYGE
20230726000223350

Allie S. Bayl