

SEND TAX NOTICE TO:
JPBM LLC 813 W. Springfield Champ,
a Series of JPBM LLC, an Illinois limited liability company
23465 Navajo Road, PO Box 922
Indian Hills, CO 80454

This instrument prepared by:
Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-23-511

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **EIGHT HUNDRED NINE THOUSAND SEVEN HUNDRED AND 00/100 (\$809,700.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Prominence Homes & 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 **JPBM LLC 813 W. Springfield Champ, a Series of JPBM LLC, an Illinois limited liability company**, whose address is 23465 Navajo Road, PO Box 922, Indian Hills, CO 80454, (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:**

Lots 125, 128, and 172, according to the Final Plat of Shiloh Creek, Phase 2, Sector 2 Subdivision, as recorded in Map Book 56, Page 89, in the Probate Office of Shelby County, Alabama.

FOR INFORMATIONAL PURPOSES ONLY:

Lot 125 - 291 Shiloh Creek Drive, Calera, AL 35040; Lot 128 - 303 Shiloh Creek Drive, Calera, AL 35040; Lot 172 - 314 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 \$401,700.00 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 & 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 15th day of November, 2023.

Prominence Homes & 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 & 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 15th day of November, 2023.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2023 02:36:02 PM
\$433.00 PAYGE
20231120000340110

Allen S. Bayl