

20161024000389270 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/24/2016 09:41:15 AM FILED/CERT

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

PLEASE SEND TAX NOTICES TO:
PROMINENCE HOMES, LLC
2084 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244

CORPORATION WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of *Twenty Thousand Five Hundred and No/100 Dollars (\$20,500.00)* to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt and sufficiency whereof is hereby acknowledged, I/we **South Grande View Development Company, Inc., an Alabama Corporation** (herein referred to as GRANTOR(S)), do hereby grant, bargain, sell and fully convey unto **Prominence Homes, LLC** (herein referred to as GRANTEE(S)), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1529, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster 15th Addition, as recorded in Map Book 32, page 126, in the Probate Office of Shelby County, Alabama.

Property address: 1072 Grande View Pass, Alabaster, AL 35007.

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.

(i) All valid and enforceable easements, covenants, conditions and restrictions of record, including, without limitation, that certain Declaration of Protective Covenants recorded in instrument #1995-05892, First Amendment to Declaration of Protective Covenants recorded in Instrument #1995-28543, Supplementary Declaration of Protective Covenants for Grande View Estates, Givianpour Addition to Alabaster 2nd Addition, recorded in Instrument #1995-28544, Supplementary Declaration of Protective Covenants for Grande View Estates, Givianpour Addition to Alabaster 3rd Addition as recorded in Instrument #1996-00339, Supplementary Declaration of Protective Covenants for Grande View Estates, Givianpour Addition to Alabaster, 4th Addition, recorded in Instrument #1996-29192, Supplementary Declaration of Protective Covenants for Grande View Estates, Givianpour Addition to Alabaster, 9th Addition, Phase I, recorded in Instrument #2000-4501, and Supplementary Declaration of Protective Covenants for Grande View Estates, Givianpour Addition to Alabaster, 9th Addition, Phase 2, recorded in Instrument #2001-1048 Supplementary Declaration of Protective Covenants for Grande View Estates, Givianpour Addition to Alabaster, 15th Addition, recorded in Instrument # 20040223000092860, Articles of Incorporation of Grande View Estates homeowners' Association, Inc. recorded in Instrument #1995-05890 and By-Laws recorded in Instrument #1995-05891, in the Office of the Judge of Probate of Shelby County, Alabama (ii) the lien of ad valorem and similar taxes for 2001 and subsequent years, including any "roll-back" taxes and (iii) all matters that would be revealed by a current and accurate physical survey of the subject property.

Neither Grantor nor any Agent makes any representations or warranties regarding the condition of the Property except to the extent expressly and specifically set forth herein. Grantee has the obligation to determine, either personally or through or with a representative of Grantee's choosing, any and all conditions of the Property material to Grantee's decision to buy the Property, including without limitation, subsurface conditions, including the presence or absence of sinkhole, mining activity, wells, or buried tanks and other objects, soils conditions; utility and sewer availability and condition. Except as otherwise stated in the Contract, Grantee accepts the Property in its Present "AS IS" condition.

By their acceptance of this deed, Grantee hereby covenants and agrees for themselves and their heirs, assigns, licensees, lessees, employees and agents that Grantor shall not be liable for, and no action shall be asserted against Grantor for, loss or damage on account of injuries to the Property or

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: **South Grande View
Development Company, Inc.**

Grantee's Name: **Prominence Homes, LLC**

Mailing Address: **1969 Rocky Brook Drive
Birmingham, AL 35244**

Mailing Address: **2084 Valleydale Road
Birmingham, AL 35244**

Property Address: **1072 Grande View Pass
Alabaster, AL 35007**

Date of Sale: **September 15, 2016**
Purchase Price: **\$20,500.00**

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)

☐ Bill of Sale

☐ Appraisal

☐ SalesContract

☐ Other

☒ X_Closing Statement

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: **September 15, 2016**

Print: **Joseph A. Macon, III**

☐ Unattested

(verified by)

Sign:



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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