

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

BHM1600436

PLEASE SEND TAX NOTICES TO:  
CHRISTOPHER L. ROBERTSON AND  
NICOLE P. ROBERTSON  
216 RIVER OAKS DRIVE  
HELENA, AL 35080

20161215000456860  
12/15/2016 09:01:18 AM  
CORDEED 1/2

**CORRECTIVE  
CORPORATION  
WARRANTY DEED**

This instrument is being recorded to add survivorship language and to correct the notary acknowledgement contained in that certain deed recorded in Instrument No. 20160614000205650.

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Three Hundred Eighty Nine Thousand Nine Hundred Dollars and No/100 Dollars (\$389,900.00)** the amount 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 mailing address is 2084 Valleydale Road, Birmingham, AL 35244 (herein referred to as **GRANTOR(S)**), do hereby grant, bargain, sell and fully convey unto **Christopher L. Robertson and Nicole P. Robertson** (herein referred to as **GRANTEE(S)**), as joint tenants with right of survivorship, the following described real estate, situated in Shelby, Alabama, to-wit:

**Lot 787, according to the Final Plat of Riverwoods Seventh Sector, Phase II, as recorded in Map Book 36, Page 102, in the Probate Office of Shelby County, Alabama, Birmingham Division**

Property address: 216 River Oaks Drive, Helena, AL 35080

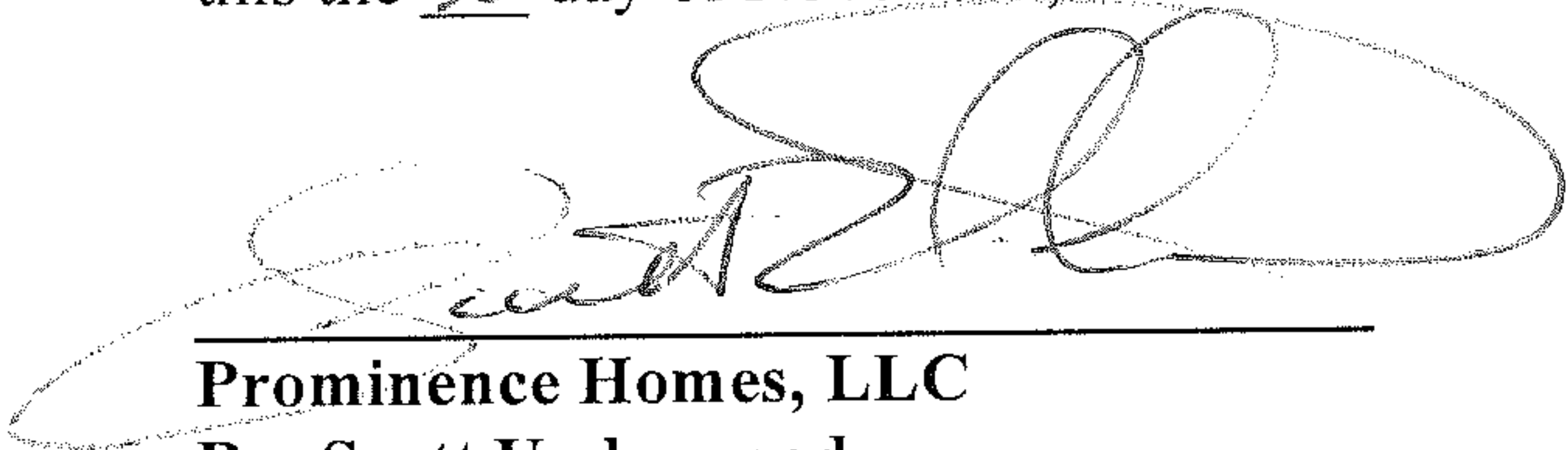
**\$370,405.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

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)**, as joint tenants, with right of survivorship, 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 30 day of November, 2016.



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

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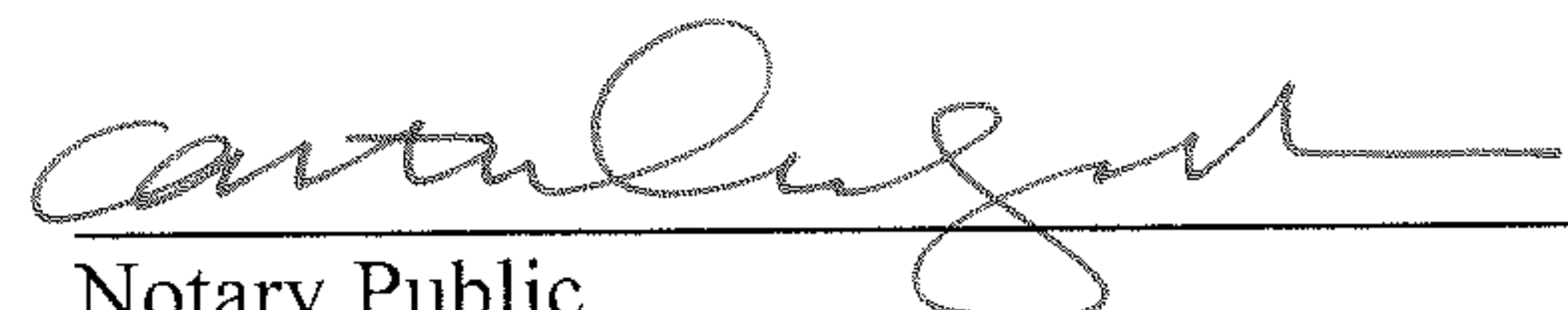
STATE OF ALABAMA )

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, she/he has executed the same voluntarily on the day the same bears date.

Given under my hand this 30 day of November, 2016.



  
Notary Public  
My commission expires: APR. 14, 2019



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/15/2016 09:01:18 AM  
\$19.00 DEBBIE  
20161215000456860

