

Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 275
Birmingham, Alabama 35243

THIS INSTRUMENT PREPARED BY:
JOSEPH CHARLES SOMMA, ESQ.
CARIBOU NATIONAL TITLE, INC.
2084 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244
BHM1601018

PLEASE SEND TAX NOTICES TO:
RICHARD K. SIZELOVE AND
JENNIFER A. SIZELOVE
117 KILKERRAN LANE
PELHAM, ALABAMA 35124

CORPORATION
WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Three Hundred Eighty Four Thousand, Three Hundred Four Dollars and No/100 Dollars (\$384,304.00)** 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 **Richard K. Sizelove and Jennifer A. Sizelove** (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 705, according to the Final Plat of Kilkerran at Ballantrae, Phase 1, as recorded in Map Book 33, Page 99, in the Office of the Judge of Probate of Shelby County, Alabama.

Property address: 117 Kilkerran Lane, Pelham, Alabama 35124

\$300,000.00 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.

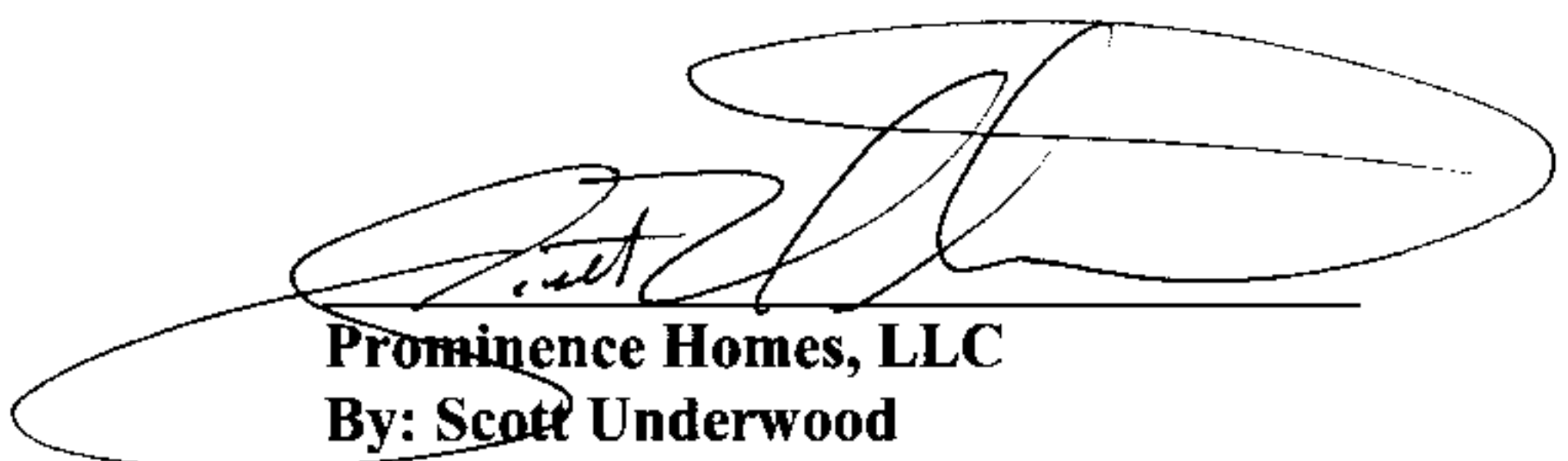
TO HAVE AND TO HOLD unto the said **GRANTEE(S)**, his/her/their heirs and assigns, forever.

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 22 day of December, 2016.

20170110000008520 1/2 \$102.50
Shelby Cnty Judge of Probate: AL
01/10/2017 01:04:23 PM FILED/CERT

Shelby County, AL 01/10/2017
State of Alabama
Deed Tax: \$84.50


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

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 22 day of December, 2016.



Notary Public

My commission expires: **APR . 14, 2019**




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