

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
BHM1700186

PLEASE SEND TAX NOTICES TO:
LEE M. COBB AND
DEANNA C. COBB
512 RIVERWOODS LDG
HELENA, ALABAMA 35080

CORPORATION WARRANTY DEED

20170327000102540
03/27/2017 03:10:35 PM
DEEDS 1/2

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred Twenty Nine Thousand, Nine Hundred Dollars and No/100 Dollars (\$529,900.00) 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 Lee M. Cobb and DeAnna C. Cobb (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 840, according to the Final Plat of Riverwoods Eighth Sector, Phase 1 as recorded in Map Book 43, Pages 28A & 28B, in the Probate Office of Shelby County, Alabama.

Property address: 512 Riverwoods Ldg, Helena, AL 35080

\$423,920.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

\$52,460.00 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 24th day of March, 2017.


Prominence Homes, LLC

By: Scott Underwood

Its: Authorized Agent

STATE OF ALABAMA)

COUNTY OF SHELBY)

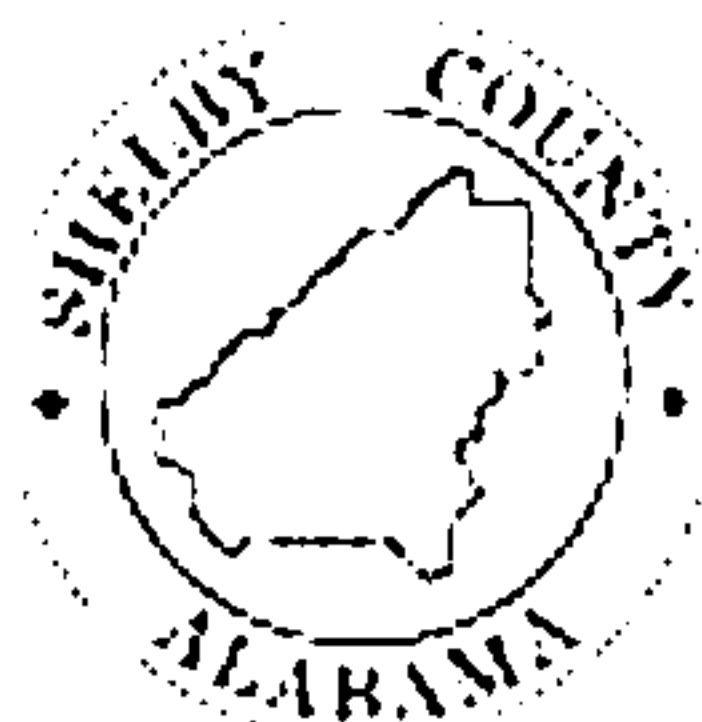
I, the undersigned, a Notary Public, hereby certify that **Scott Underwood as Authorized Agent of Prominence Homes, LLC**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument and with full authority, he has executed the same voluntarily on the day the same bears date.

Given under my hand this 24th day of March, 2017.



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
03/27/2017 03:10:35 PM
\$124.00 CHERRY
20170327000102540

