

20171019000380440
10/19/2017 12:01:15 PM
DEEDS 1/1

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 **Sixteen Thousand and No/100 Dollars (\$16,000.00)** 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 **Sierra Building Co., LLC** whose address is 2055 Highway 93, Helena, AL 35080 (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 73, according to the Survey of Union Station Phase II, as recorded in Map Book 41, Page 114, in the Probate Office of Shelby County, Alabama.

Property address: Lot 73 Union Station, Calera, AL 35040.
** At time of recording, this is a vacant lot.

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 28th day of September, 2017.

Sierra Building Co., LLC

By: Billy Gossett

Its: Member

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public, hereby certify that Billy Gossett as Member of Sierra Building Co., 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 28th day of September, 2017.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/19/2017 12:01:15 PM
\$31.00 CHERRY
20171019000380440

Mary Ellen C. Miller
Notary Public
My commission expires:

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