

THIS INSTRUMENT PREPARED BY:
JOSEPH CHARLES SOMMA, ESQ.
CARIBOU NATIONAL TITLE, INC.
2084 VALLEYDALE ROAD
BIRMINGHAM, ALABAMA 35244
HOV1800006

PLEASE SEND TAX NOTICES TO:
PHILLIP CRAIG ROOKER AND
TAMARA HELMS ROOKER
143 CREEKWATER ST.
HELENA, ALABAMA 35080

CORPORATION WARRANTY DEED

20180212000044420
02/12/2018 07:59:35 AM
DEEDS 1/2

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Three Hundred Eighty Four Thousand, Six Hundred and Seventy Five Dollars and No/100 Dollars (\$384,675.00)** 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 **Phillip Craig Rooker and Tamara Helms Rooker** (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 350, according to the Survey of Creekwater Phase III A, as recorded in Map Book 46, Page 100, in the Probate Office of Shelby County, Alabama.

Property address: 143 Creekwater St., Helena, Alabama 35080

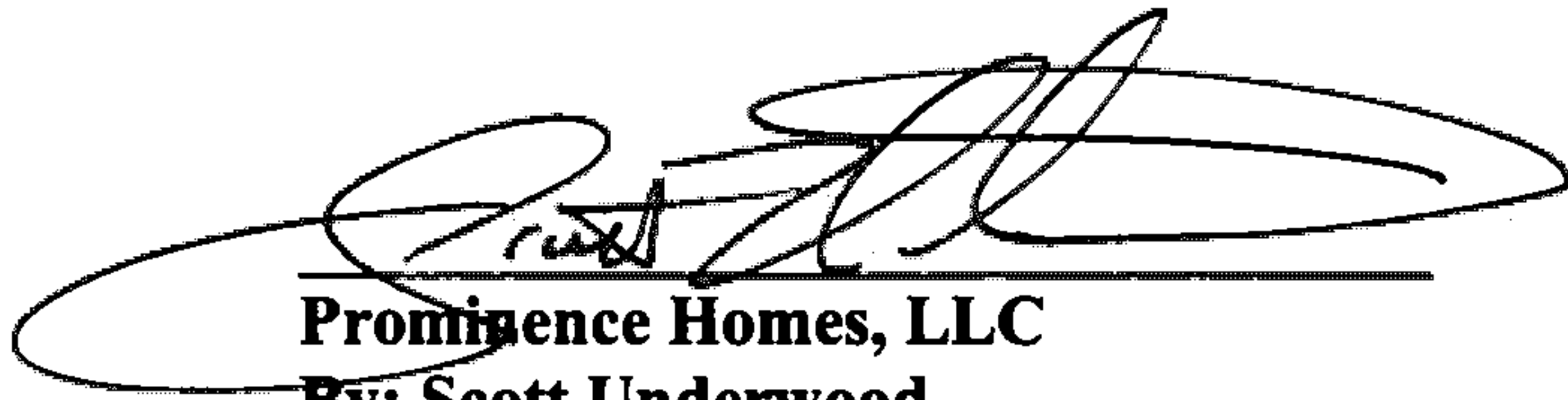
\$248,735.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 9th day of February, 2018.



Prominence Homes, LLC

By: Scott Underwood

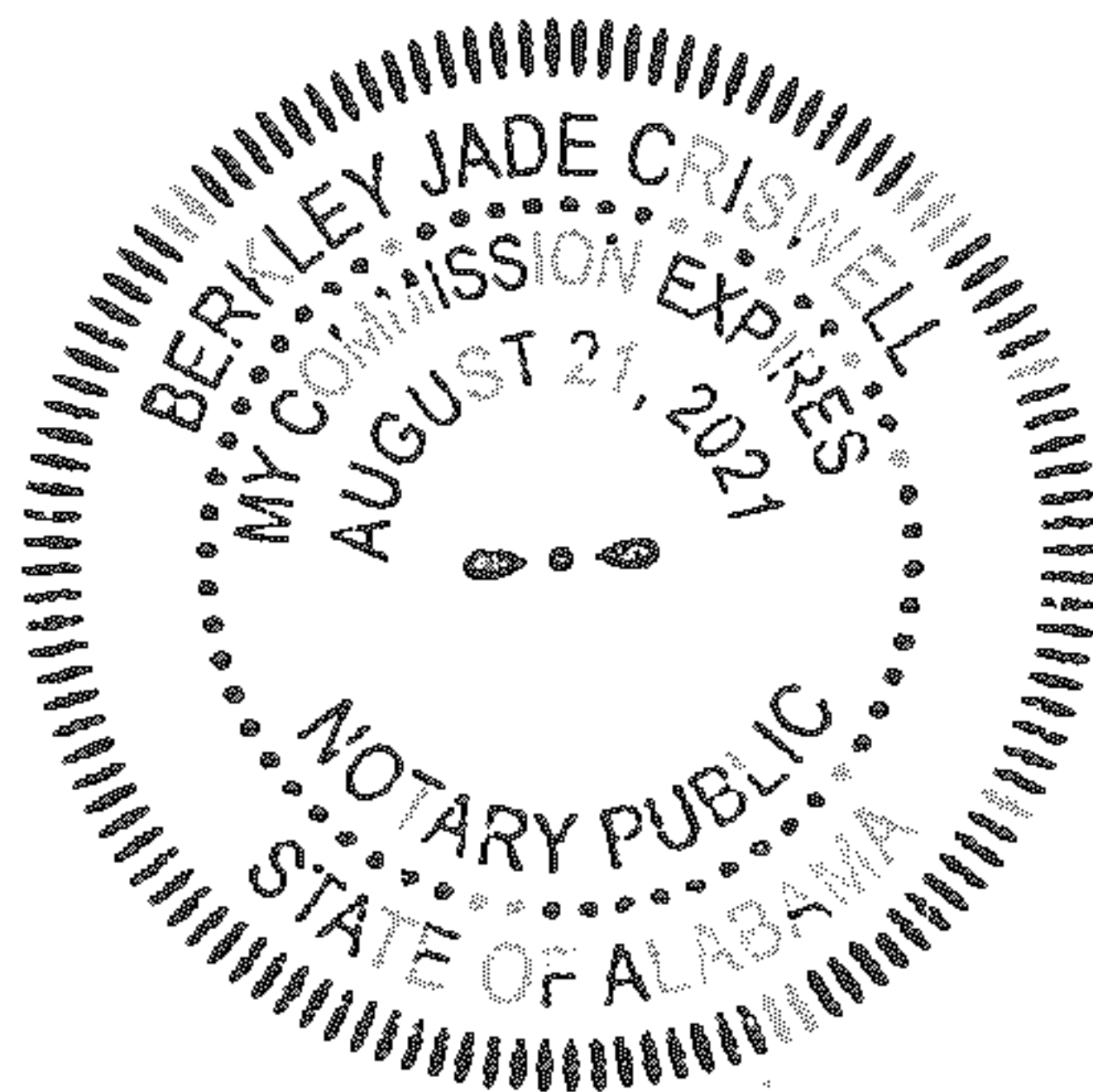
Its: Authorized Agent

STATE OF ALABAMA

COUNTY OF SHELBY

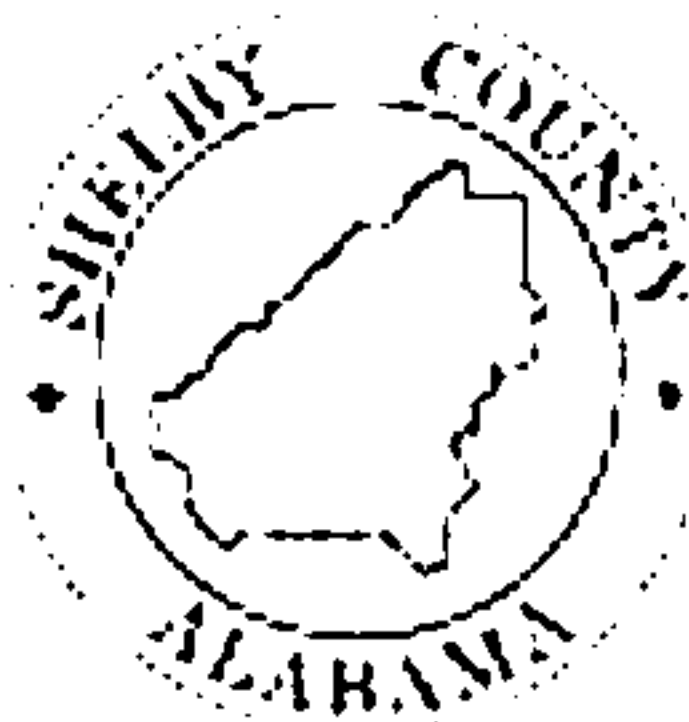
I, the undersigned, a Notary Public, hereby certify that **Scott Underwood, as Authorized Agent of Prominence Homes**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument and with full authority,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

Given under my hand this 9th day of February, 2018.



Notary Public

My commission expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/12/2018 07:59:35 AM
\$403.00 CHERRY
20180212000044420

