

THIS INSTRUMENT PREPARED BY:  
JOSEPH CHARLES SOMMA, ESQ.  
CARIBOU NATIONAL TITLE, INC.  
2084 VALLEYDALE ROAD  
BIRMINGHAM, ALABAMA 35244  
HOV1800007

20180216000050620  
02/16/2018 10:33:07 AM  
DEEDS 1/2

PLEASE SEND TAX NOTICES TO:  
ANTHONY RAY SCHULTZ AND  
LAURYN CAROLE SCHULTZ  
917 LONG STREET  
HELENA, ALABAMA 35080

# CORPORATION WARRANTY DEED

STATE OF ALABAMA

)  
)  
)

COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of **Four Hundred Sixty Three Thousand Five Hundred Sixty Five Dollars and No/100 Dollars (\$463,565.00)** 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 **Anthony Ray Schultz and Lauryn Carole Schultz** (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 923, according to the Final Plat of Riverwoods Eighth Sector, Phase II, Sector F, as recorded in Map Book 45, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama.**

Property address: 917 Long Street, Helena, AL 35080

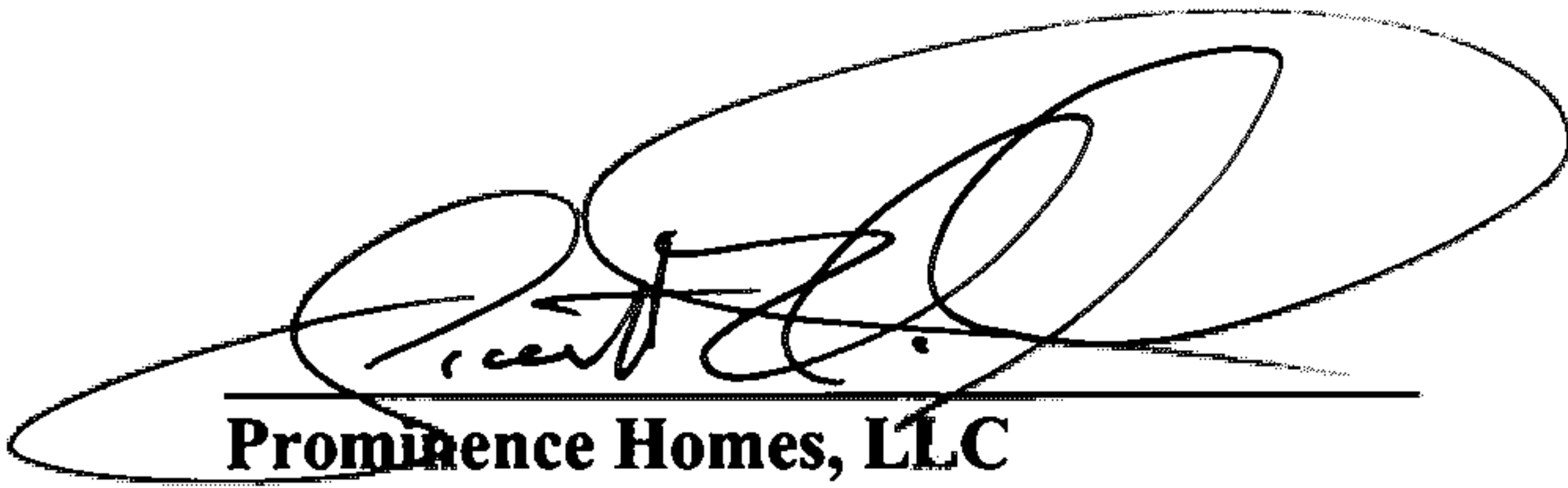
**\$370,852.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

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 14<sup>th</sup> day of February, 2018.



**Prominence Homes, LLC**

**By: Scott Underwood**

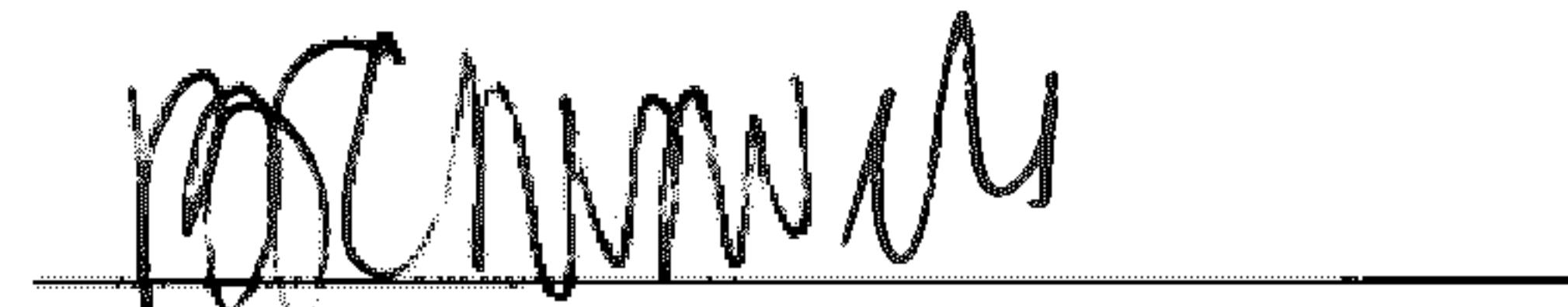
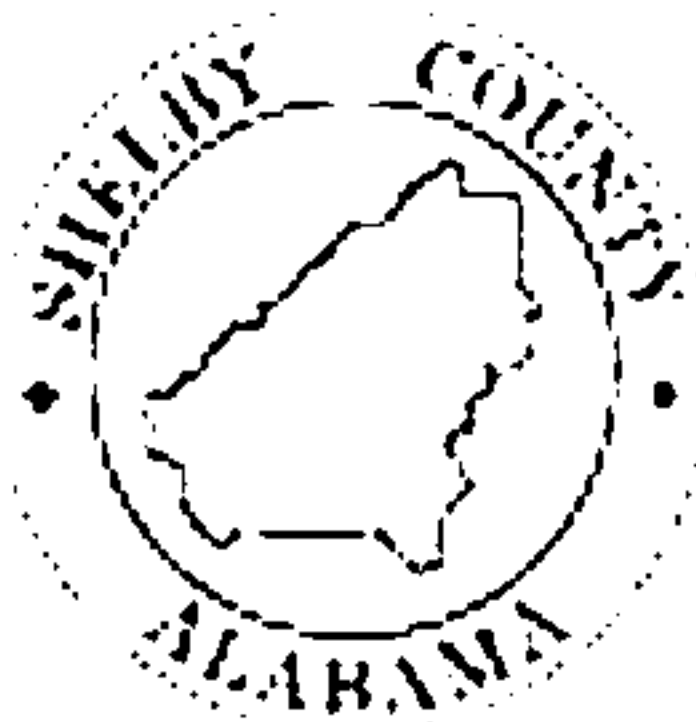
**Its: Authorized Agent**

**STATE OF ALABAMA**

**COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public, hereby certify that **Scott Underwood, the Authorized Agent for 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 14<sup>th</sup> 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  
02/16/2018 10:33:07 AM  
\$111.00 DEBBIE  
20180216000050620

