

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, AL 35244

CORPORATION
WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Twenty Five Thousand and No/100 Dollars (\$25,000.00)** 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 **David Phelps**, an unmarried man whose address is 2505 Cofer Circle, Tucker, GA 30084-3710 and **Frances Phelps**, an unmarried woman whose address is 74 Hill Street, Wilsonville, AL 35186 (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:

Lots 135 and 136, according to the map or plat of Survey of Old Ivy Subdivision, Phase 2, being a resurvey of portions of Lots 22-32, Tract Fifty One Subdivision, Parcel "B", recorded in Instrument No. 20051027000561200 and Map Book 36, Page 6-A and 6-B, in the Office of the Judge of Probate of Shelby County, Alabama.


****Subject property is not the homestead of the Grantors.**
Source of Title: Instrument No. 20120618000214390

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.

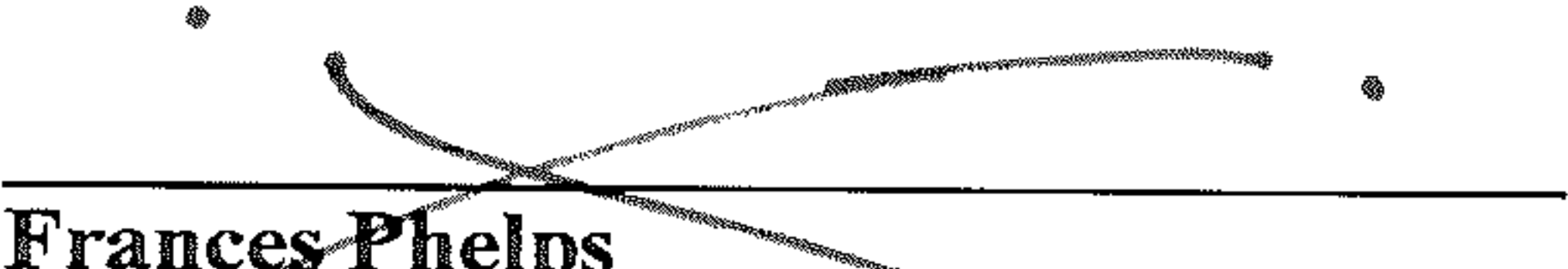
TO HAVE AND TO HOLD unto the said **GRANTEE(S)**, his/her/their heirs and assigns, forever.

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 30th day of August, 2018.



David Phelps



Frances Phelps
By: **Joseph Phelps, Attorney-in-Fact**

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, hereby certify that **David Phelps**, 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, she/he has executed the same voluntarily on the day the same bears date.

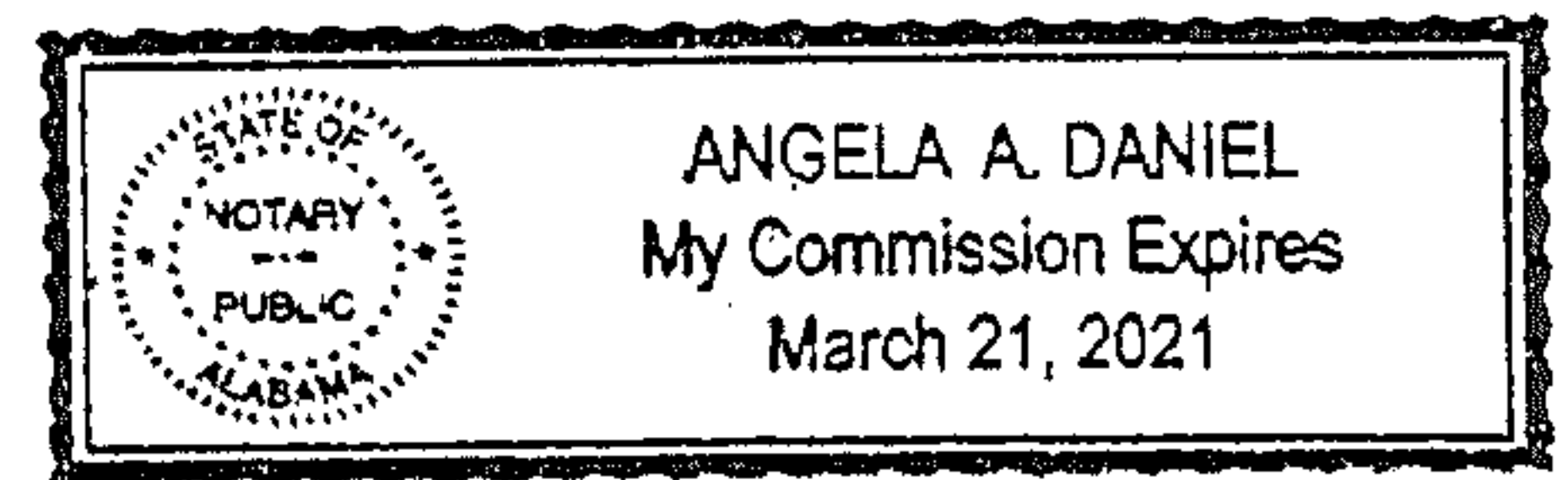
Given under my hand this 30th day of August, 2018.

Angela A Daniel

Printed name:

Notary Public

My commission expires:



STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, hereby certify that **Joseph Phelps, Attorney-in-Fact for Frances Phelps**, 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, she/he has executed the same voluntarily on the day the same bears date.

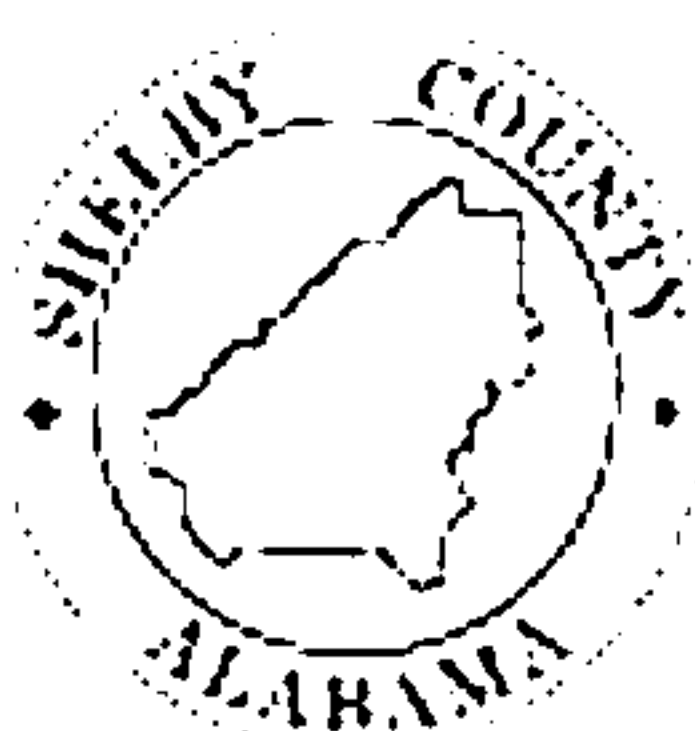
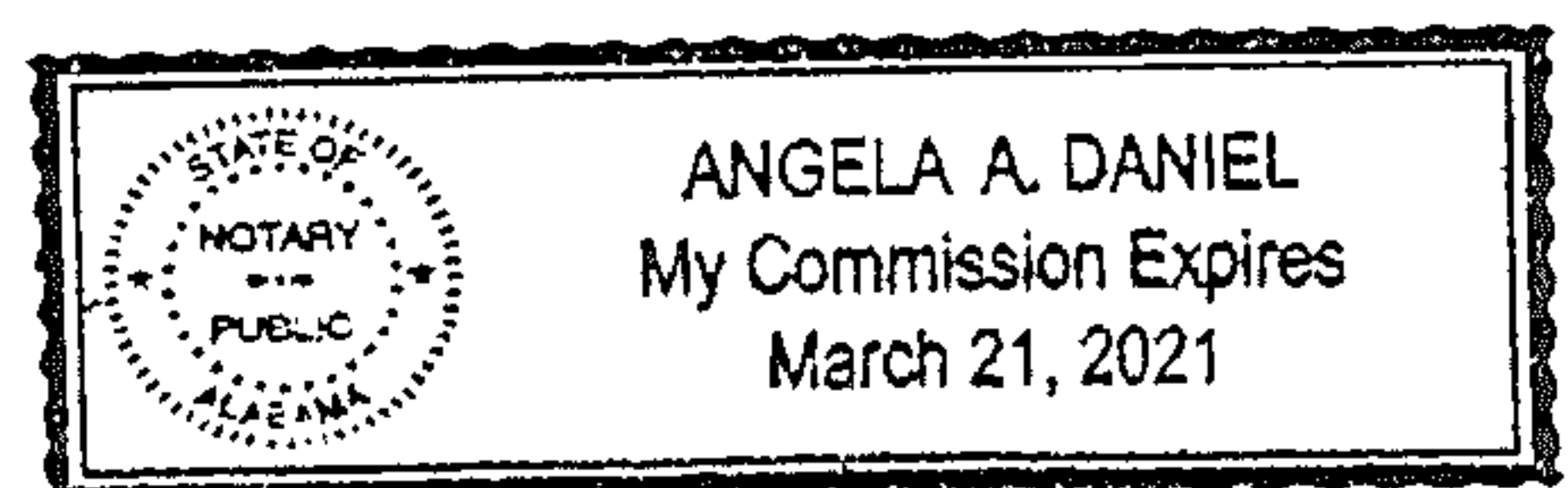
Given under my hand this 30th day of August, 2018.

Angela A Daniel

Printed name:

Notary Public

My commission expires:



Allen S. Bayl