

20190807000284420

08/07/2019 10:40:39 AM

DEEDS 1/2

Send tax notice to:
Bridgetopia, LLC
2084 Valleydale Rd.
Birmingham, AL 35244
TS1900057E

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Million Five Hundred Eleven Thousand Two Hundred and 00/100 (\$1,511,200.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Prominence Homes, LLC**, whose mailing address is 2084 Valleydale Rd., Birmingham, AL 35244 (hereinafter referred to as "Grantor") by **Bridgetopia LLC, a Delaware limited liability company** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 7, 8, 9, 15, 19, 20, 21, 22, 23 and 24, according to the Survey of Shiloh Creek Sector One, Plat One, a subdivision, as recorded in Map Book 38, Page 54, in the Office of the Judge of Probate of Shelby County, Alabama.

PROPERTY ADDRESSES:

(Lot 7 - 125 Shiloh Creek Drive, Calera, AL; Lot 8 - 129 Shiloh Creek Drive, Calera, AL; Lot 9 - 133 Shiloh Creek Drive, Calera, AL; Lot 15 - 113 Brookside Way, Calera, AL; Lot 19 - 112 Brookside Way, Calera, AL; Lot 20 - 108 Brookside Way, Calera, AL; Lot 21 - 104 Brookside Way, Calera, AL; Lot 22 - 100 Brookside Way, Calera, AL; Lot 23 - 159 Shiloh Creek Drive, Calera, AL and Lot 24 - 163 Shiloh Creek Drive, Calera, AL)

SUBJECT TO:

**ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.**

**\$1,511,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.**

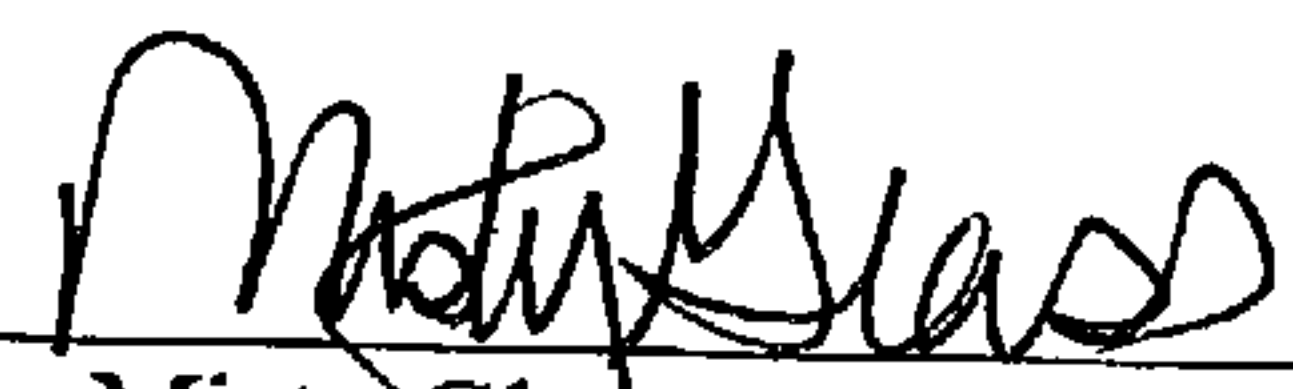
TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns

shall, warrant and defend the same to the Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Prominence Homes, LLC, by Misty Glass, its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 17th day of July, 2019.


Prominence Homes, LLC


By: Misty Glass
Its: Authorized Agent

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Misty Glass, whose name as Authorized Agent of Prominence Homes, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 17th day of July, 2019.


Notary Public
Print Name:
Commission Expires: May 10, 2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/07/2019 10:40:39 AM
\$19.00 CHERRY
20190807000284420

Allen S. Bayl

