

Send tax notice to:
Bowden Real Estate BHM, LLC
PO Box 145
Sylacauga, AL 35150
BLD1900202

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 **Eight Hundred Sixteen Thousand Six Hundred Twenty and 00/100 Dollars (\$816,620.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Prominence Homes, LLC, an Alabama Limited Liability Company**, whose mailing address is 2084 Valleydale Rd., Birmingham, AL 35244(hereinafter referred to as "Grantor") by **Bowden Real Estate BHM, LLC, an Alabama 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 21, 151, 152 and 153, according to the Final Plat of Nottingham, Phase 3, as recorded in Map Book 35, Page 32, in the Probate Office of Shelby County, Alabama.

(Property addresses: Lot 21 - 170 Kings Richards Way, Calera, AL 35040; Lot 151 - 171 Kings Richards Way, Calera, AL 35040; Lot 152 - 167 Kings Richards Way, Calera, AL 35040; Lot 153 - 163 Kings Richards Way, Calera, AL 35040)


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.

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 Charleen Mullen, its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 12th day of September, 2019.

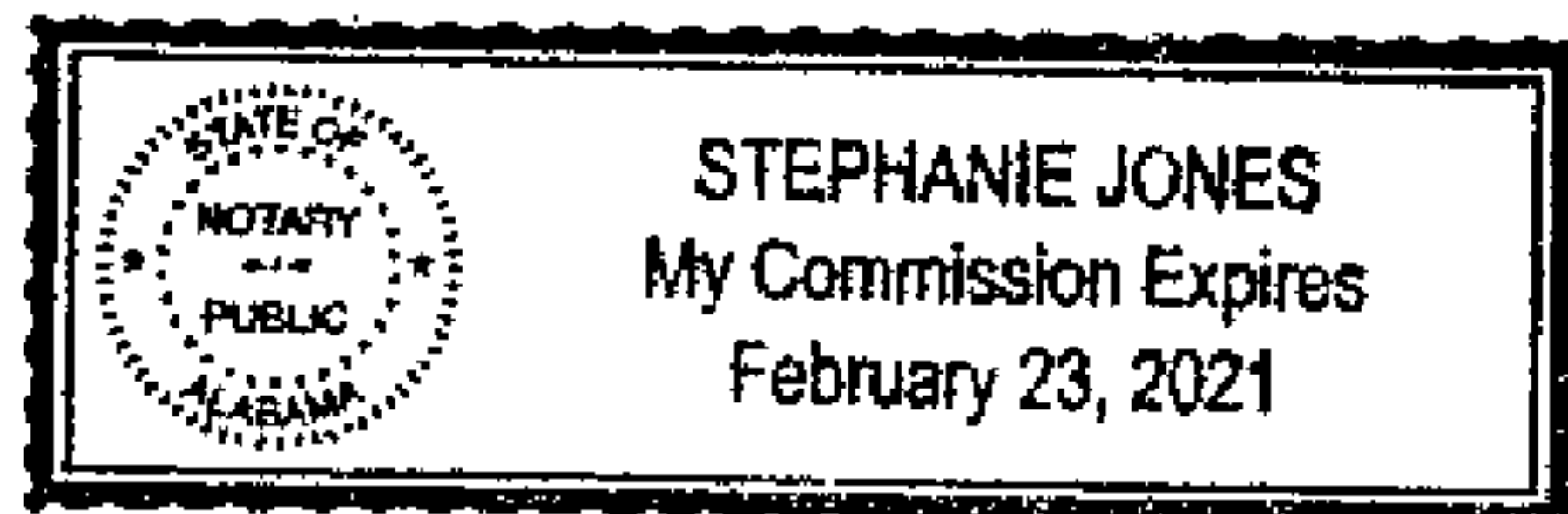
Prominence Homes, LLC

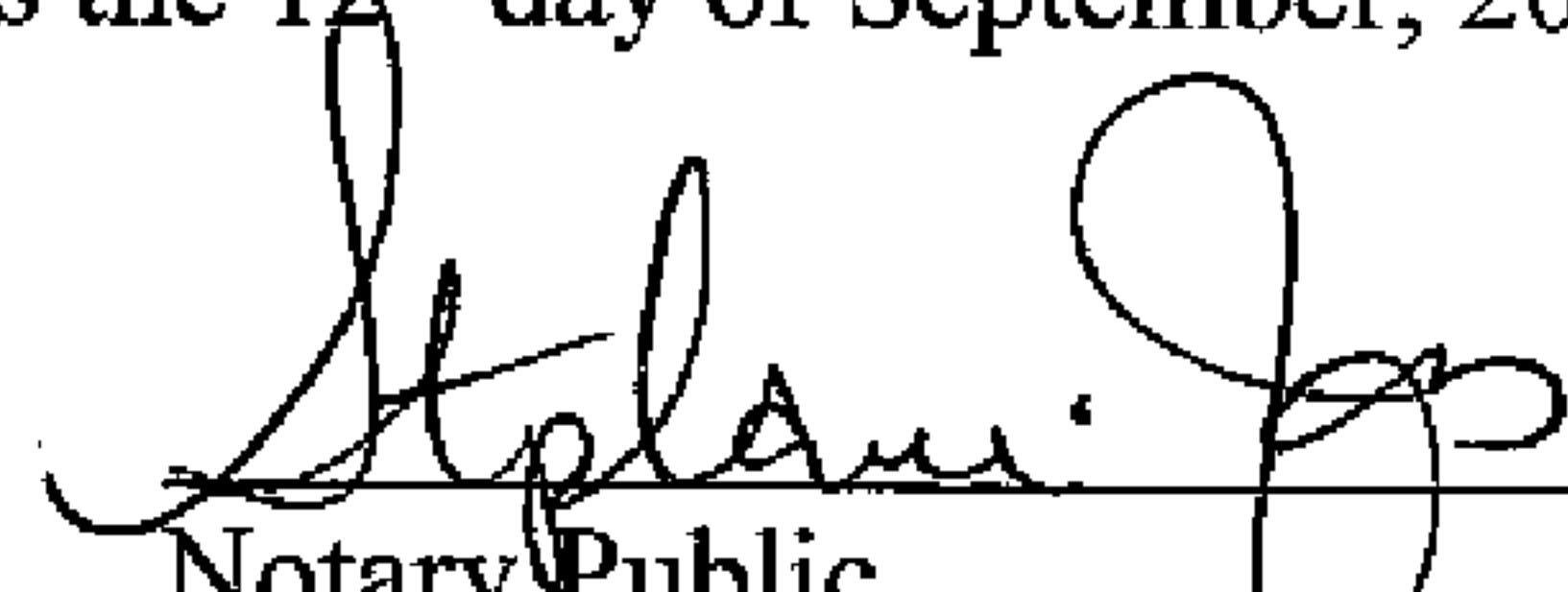

By: Charleen Mullen
Its: Authorized Agent

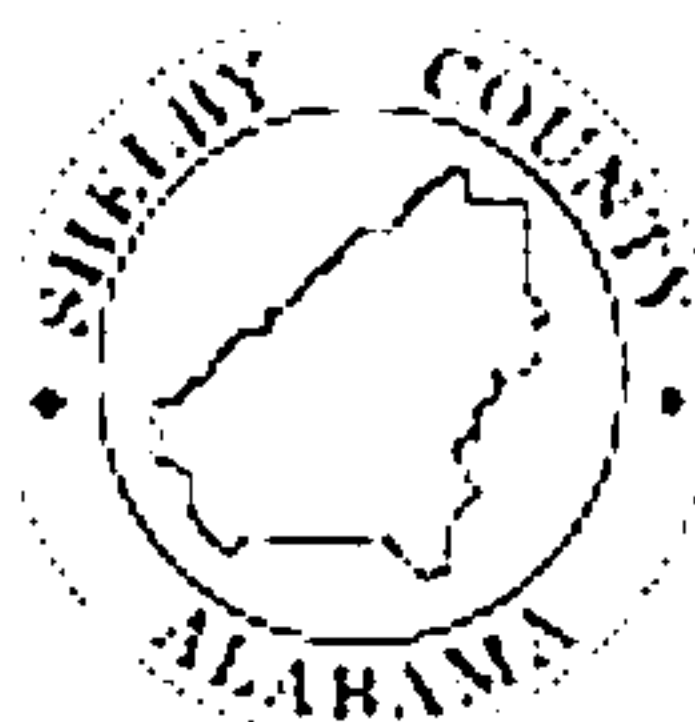
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charleen Mullen, 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 12th day of September, 2019.




Notary Public
Print Name: Stephanie Jones
Commission Expires: 2/23/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2019 03:33:47 PM
\$842.00 CATHY
20190913000338130

