

20210419000192590
04/19/2021 09:10:20 AM
DEEDS 1/2

SEND TAX NOTICE TO:

CS Equity Partners, LLC
110 12th Street North
Birmingham, AL 35203

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
SMT2100138

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Six Hundred Twenty Three Thousand Seven Hundred and 00/100 Dollars (\$623,700.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, Prominence Homes & Communities LLC, a Delaware Limited Liability Company, whose address is 2084 Valleydale Rd., Birmingham, AL 35244 (hereinafter "Grantor", whether one or more), by CS Equity Partners, LLC, whose address is 110 12th Street North, Birmingham, AL 35203 , (hereinafter "Grantee", whether one or more), 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 97, 231 and 232, according to the Final Plat of Shiloh Creek, Phase II, Sector I, a residential subdivision, as recorded in Map Book 52, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.


191 Creek Run Way, Calera, AL 35040
192 Creek Run Way, Calera, AL 35040
196 Creek Run Way, Calera, AL 35040

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Prominence Homes & Communities LLC, by Charleen Mullen, as Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 16th day of April, 2021.

Prominence Homes & Communities, 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, as Authorized Agent of Prominence Homes & Communities LLC, a Delaware Limited Liability Company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she, in her capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal on this 16th day of April, 2021.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/19/2021 09:10:20 AM
\$649.00 CHERRY
20210419000192590

Alvin S. Bayl