

20210428000211270
04/28/2021 12:00:09 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Asad Ali and Padmapriya Ali
20 Josephine Avenue
Somerville, MA 02144

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
SMT2100077

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Two Hundred Ten Thousand Five Hundred Forty One and 44/100 Dollars (\$210,541.44), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, Prominence Homes & Communities, LLC, a/an Delaware Limited Liability Company, whose address is 2084 Valleydale Rd., Birmingham, AL 35244 (hereinafter "Grantor", whether one or more), by Asad Ali and Padmapriya Ali, whose address is 20 Josephine Avenue, Somerville, MA 02144 , (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 Asad Ali and Padmapriya Ali , as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is 188 Creek Run Way, Calera, AL 35040, to-wit:

Lot 230, 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.

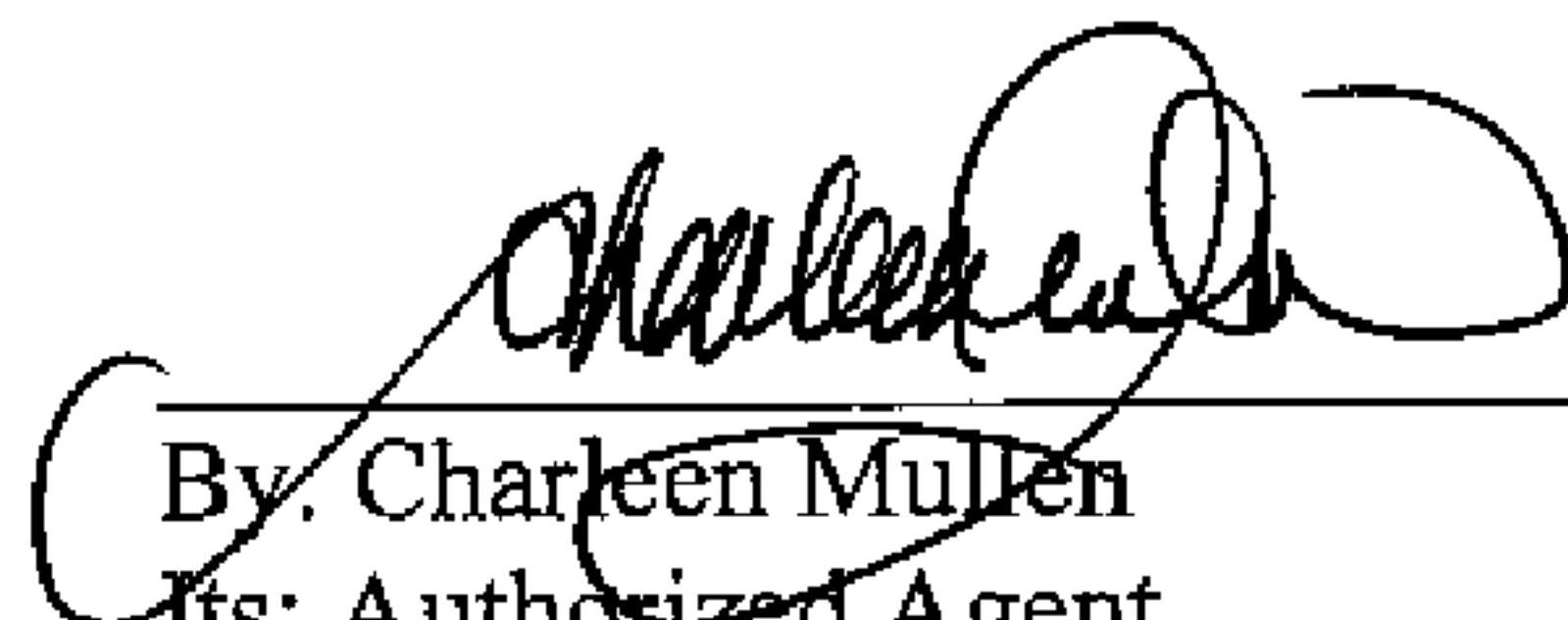
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$101,150.00 executed and recorded simultaneously herewith.

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 27th day of April, 2021.

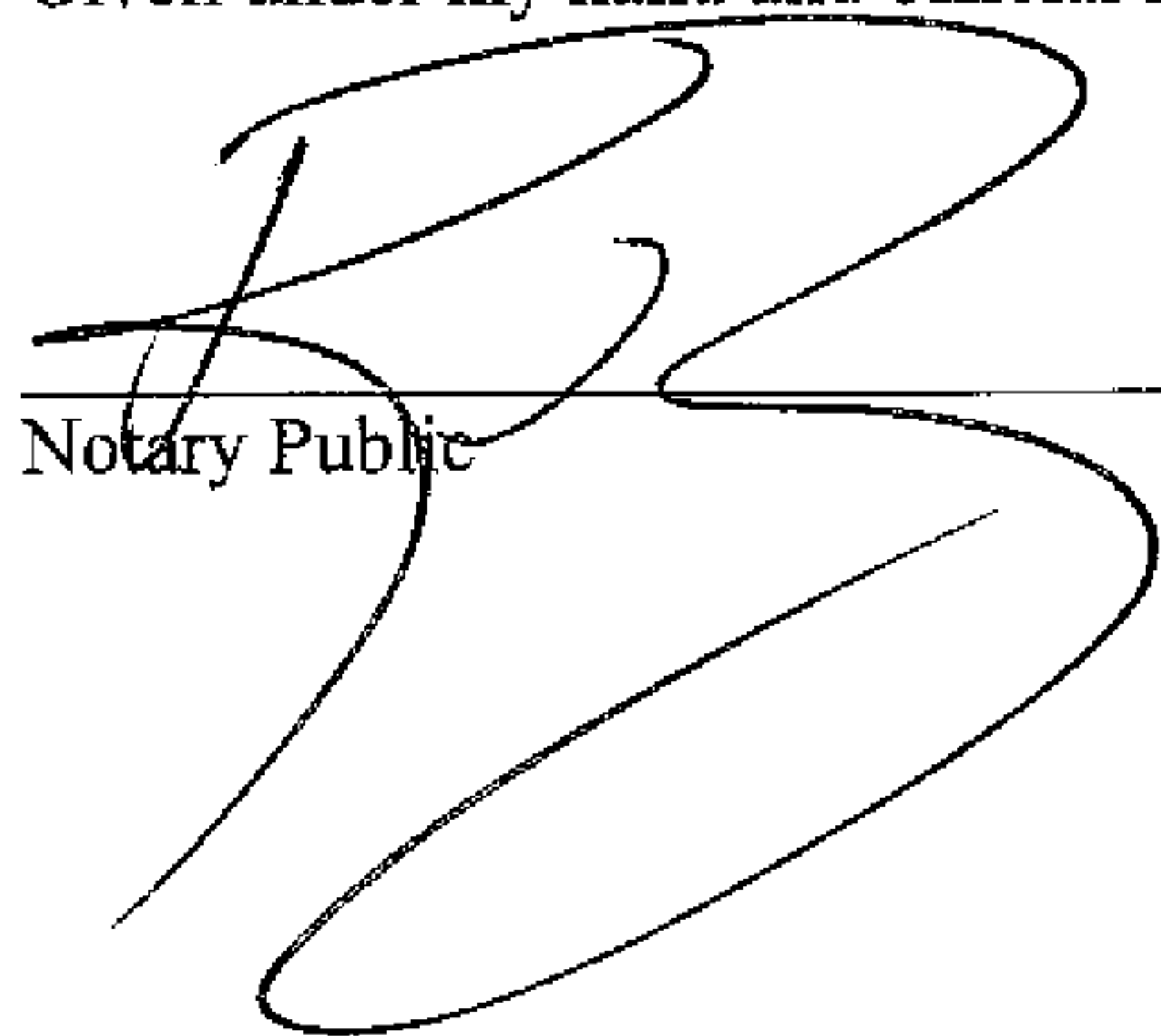
Prominence Homes & Communities, LLC

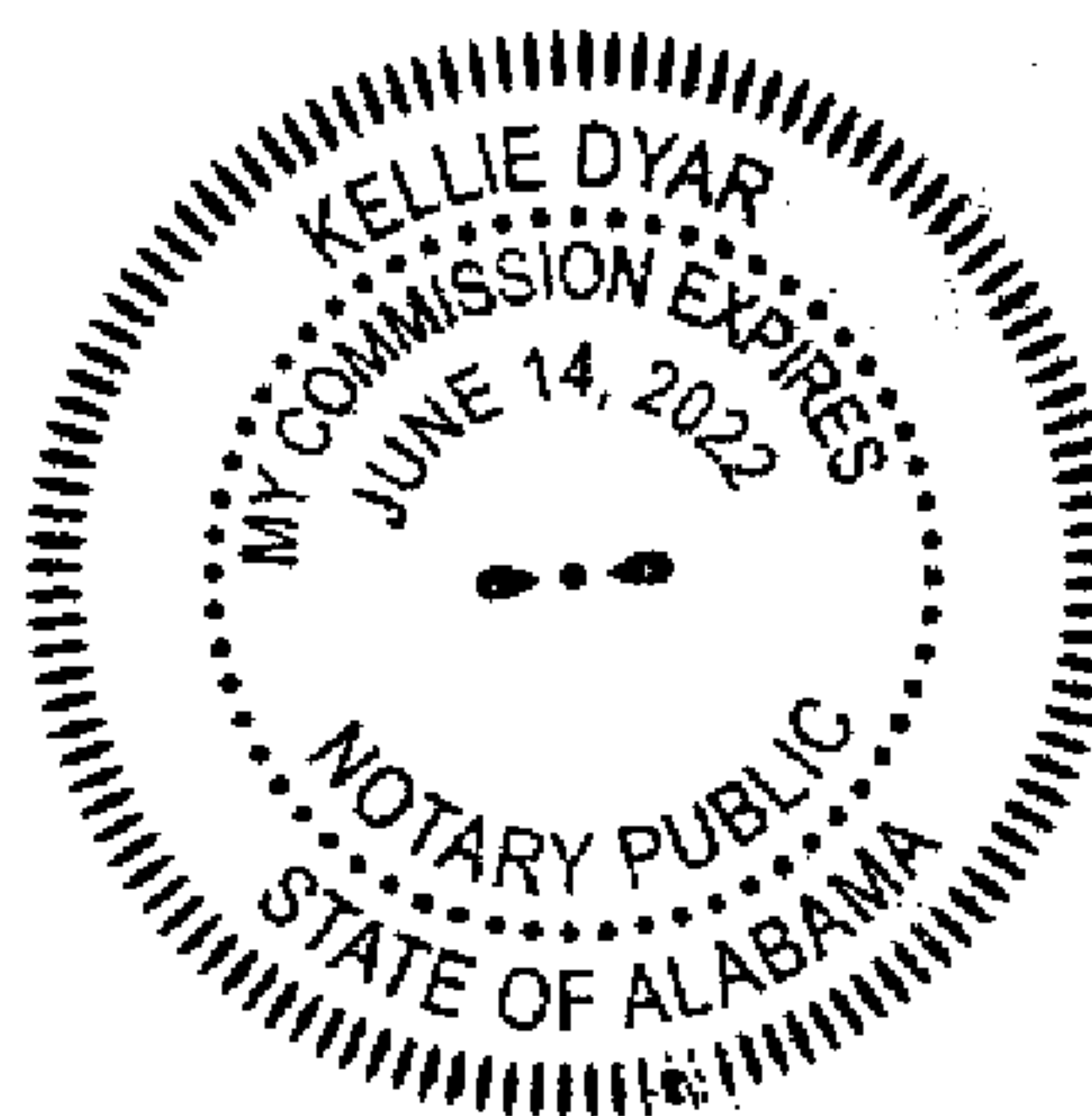

By: Charleen Mullen
Its: Authorized Agent

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/an 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 he/she/they, in his/her/their 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 27th day of April, 2021.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/28/2021 12:00:09 PM
\$134.50 JOANN
20210428000211270

Allen S. Bayl