

20211202000575180
12/02/2021 10:30:53 AM
DEEDS 1/3

SEND TAX NOTICE TO:

Chalons LLC
c/o CT Corporation System
28 Liberty Street
New York, NY 10005

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
SMT2100233-A

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Million Eight Hundred Seventy Nine Thousand Two Hundred and 00/100 Dollars (\$1,879,200.00)**, 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 **Chalons LLC, a Delaware limited liability company**, whose address is c/o Asia Pacific Land Limited, Suite 2102, Nine Queen's Road Central, Hong Kong, (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 82, 83, 85, 242, 243, 244, 245 and 246, 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.

For Reference Only:

251 Creek Run Way, Calera, AL 35040 (Lot 82)
247 Creek Run Way, Calera, AL 35040 (Lot 83)
239 Creek Run Way, Calera, AL 35040 (Lot 85)
236 Creek Run Way, Calera, AL 35040 (Lot 242)
240 Creek Run Way, Calera, AL 35040 (Lot 243)
244 Creek Run Way, Calera, AL 35040 (Lot 244)
248 Creek Run Way, Calera, AL 35040 (Lot 245)
252 Creek Run Way, Calera, AL 35040 (Lot 246)

Subject to current taxes, all matters of public record, including, but not limited to easements and restrictions of record. Mining and mineral rights not owned by Grantor excepted.

FURTHER SUBJECT TO THE FOLLOWING:

1. Easements and building lines as shown on recorded map as recorded in Map Book 52, Page 80.

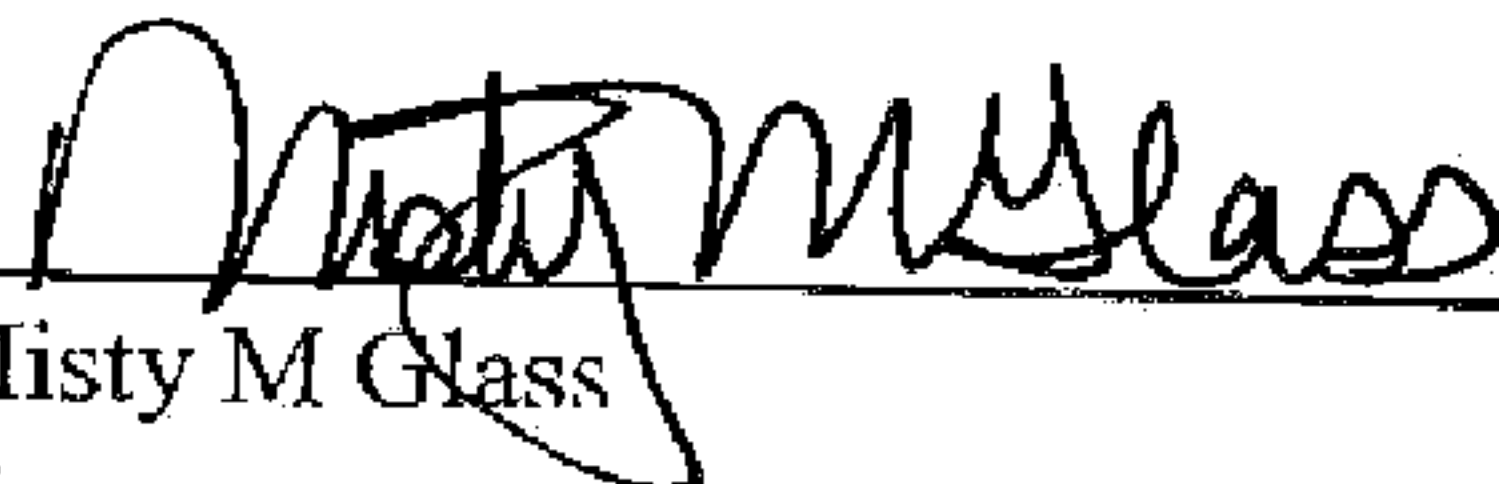
2. Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company as recorded in Instrument No. 20080829000346760, as recorded in the Probate Office of Shelby County, AL.
3. Title to all oil, gas, and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 121, Page 175, in the Probate Office of Shelby County, Alabama.
4. Subject to covenants, conditions, and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 20070831000413640 and Instrument No. 20070907000422020 and amended in Instrument No. 20191113000420930 and Instrument No. 20110301000068680 as to Sector One Phase II, in the Probate Office of Shelby County, Alabama.
5. Easement to BellSouth as recorded in Instrument No. 20070817000388910, in the Probate Office of Shelby County, Alabama.
6. Right of way granted to Alabama Power Company as set forth in Deed Book 98, Page 77; Deed Book 121, Page 359 and Deed Book 136, Page 292.
7. Easement to South Central Bell Telephone Company as recorded in Real 58, Page 274, in the Probate Office of Shelby County, Alabama.
8. Restrictive Covenants and Grant of Land Easement in favor of Alabama Power Company as recorded in Instrument No. 20060414000173990 and Instrument No. 20061212000601010, as recorded in the Probate Office of Shelby County, AL.

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.

(Remainder of Page Intentionally Left Blank – Signature Page Follows)

IN WITNESS WHEREOF, Grantor, Prominence Homes & Communities, LLC, a Delaware limited liability company, by Misty M Glass, as Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 31st day of August, 2021.

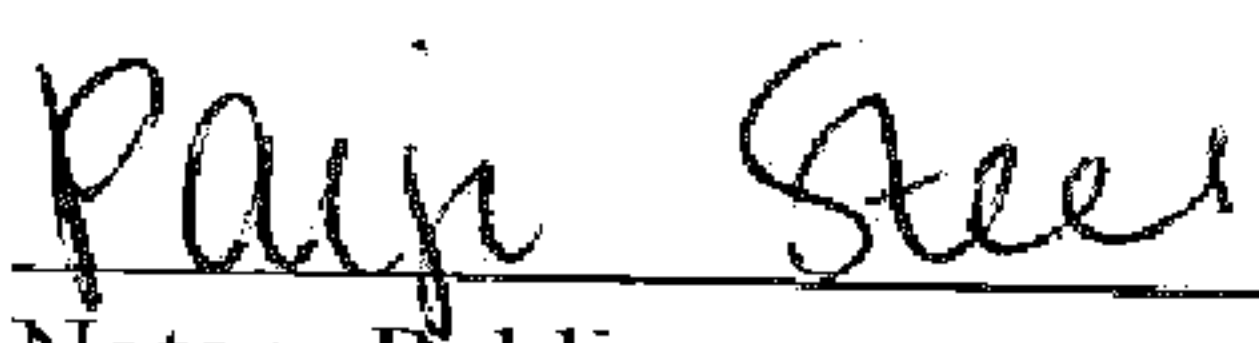
Prominence Homes & Communities, LLC


By: Misty M Glass
Its: Manager

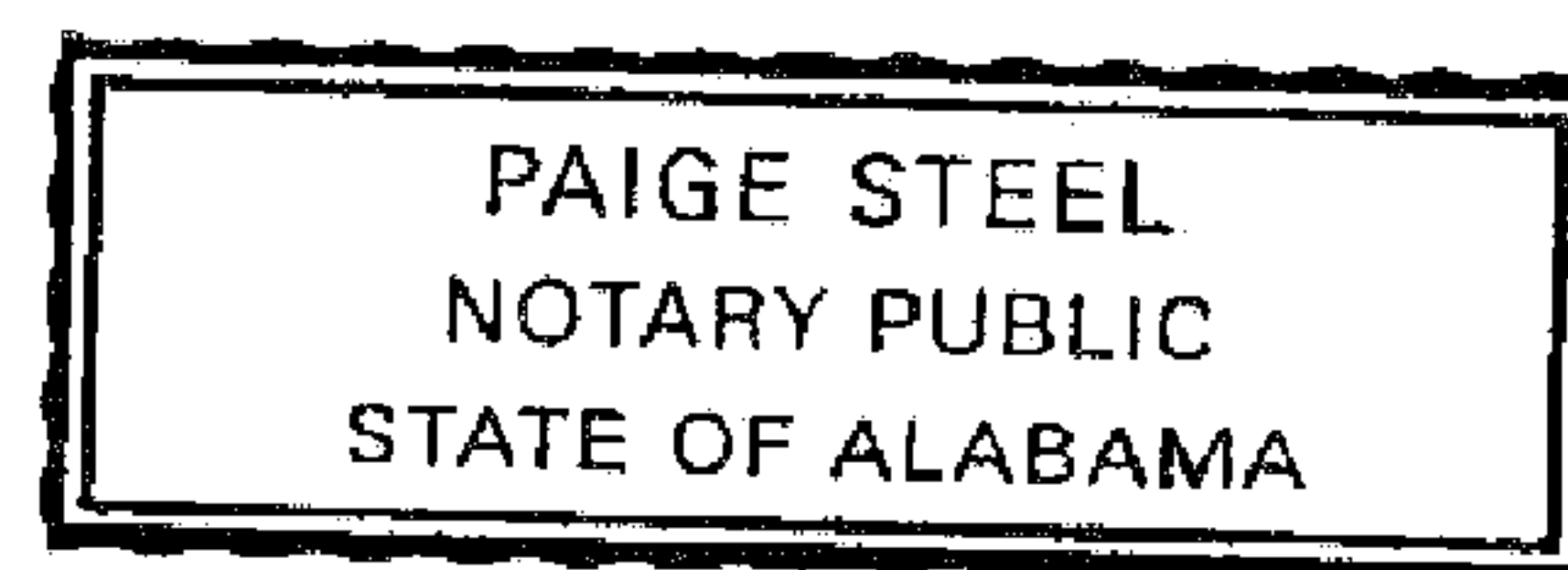
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Misty M Glass, as Manager 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 31st day of August, 2021.


Notary Public

My Commission Expires:
6/5/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2021 10:30:53 AM
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