

SEND TAX NOTICE TO:

Nicholas Gentile and Allissa Gentile
488 Fulton Springs Road
Alabaster, AL 35007

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, AL 35243
SMT-22-3614

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FORTY THOUSAND AND 00/100 (\$40,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Prominence Homes, LLC, an Alabama Limited Liability Company**, whose address is 2084 Valleydale Road, Birmingham, AL 35244, (hereinafter "Grantor", whether one or more), by **Nicholas Gentile and Allissa Gentile**, whose address is 488 Fulton Springs Road, Alabaster, AL 35007, (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 **Nicholas Gentile and Allissa Gentile, husband and wife**, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **236 Wisteria Lane, Alabaster, AL 35007**, to-wit:

Lot 19, according to the Survey of Wisteria, as recorded in Map Book 39, page 23 in the Probate Office 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 \$0.00 executed and recorded simultaneously herewith.

FURTHER SUBJECT TO THE FOLLOWING:

9. Easements and building lines as shown on recorded map.
10. Notes as set out per recorded plat.
11. 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. 20070920000441100 and First Amendment recorded in Instrument No. 20080429000173720 and Second Amendment recorded in Instrument No. 20120606000199270, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
12. Terms and conditions as set forth in the Articles of Incorporation of Wisteria HOA as recorded in Instrument No. 20120606000199240, together with all rules and regulations promulgated pursuant thereto or which may be imposed from time to time by said Association in the Probate Office of Shelby County, Alabama.
13. Grant of Land Easement and Restrictive Covenants for underground facilities in subdivision in favor

of Alabama Power Company as recorded in Instrument No. 20071030000500600 in the Probate Office of Shelby County, Alabama.

14. Right of way granted to Alabama Power Company as set forth in Book 126, Page 67 and Book 230, Page 834 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, Grantor, Prominence Homes, LLC, an Alabama Limited Liability Company, by Misty Glass, as its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 27th day of April, 2022.

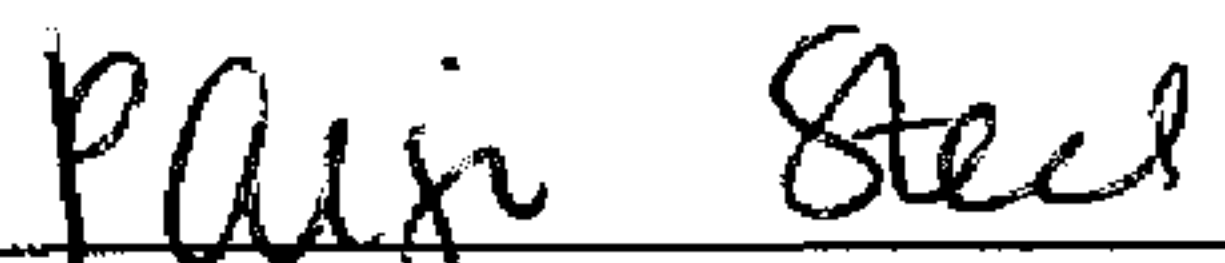
Prominence Homes, LLC, an Alabama Limited Liability Company

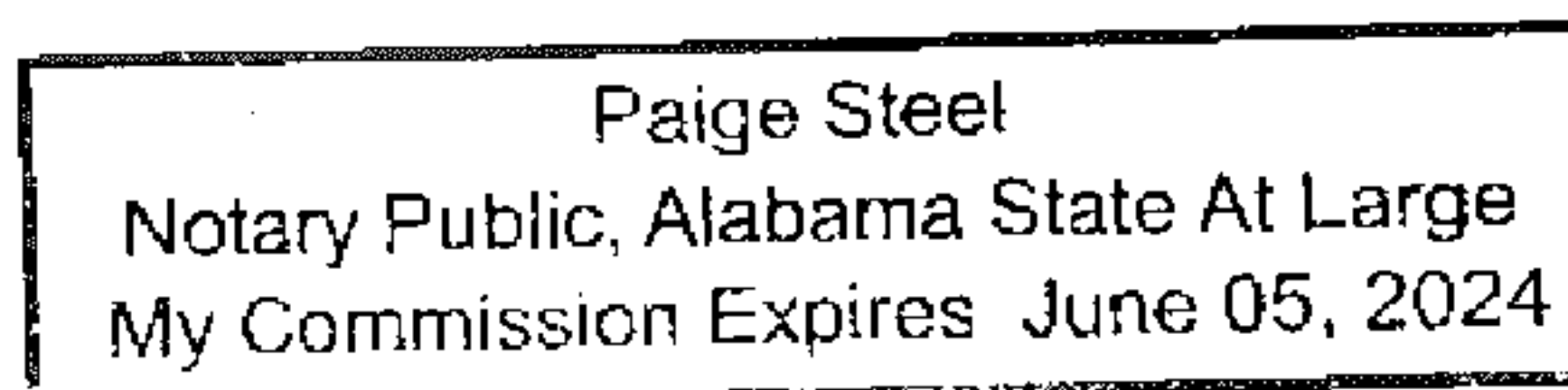
By: 
Misty Glass, Authorized Agent

STATE OF ALABAMA
COUNTY OF SHELBY

I, The Undersigned, a Notary Public, in and for said County in said State, hereby certify that Riley Hurst whose name as Authorized Agent of Prominence Homes, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 28th day of January, 2022.


Notary Public
My Commission Expires: 06/05/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/05/2022 08:10:52 AM
\$65.00 CHERRY
20220505000183710

