

20221005000380370
10/05/2022 11:56:13 AM
DEEDS 1/4

SEND TAX NOTICE TO:

Prominence Homes & Communities, LLC
2084 Valleydale Road
Birmingham, AL 35244

This instrument prepared by:
Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, AL 35244
TC-22-64

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE MILLION FIVE HUNDRED TWELVE THOUSAND AND 00/100 (\$1,512,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **After Jack, LLC, an Alabama Limited Liability Company**, whose address is 761 Bynum Cutoff Road, Eastaboga, AL 36260, (hereinafter "Grantor", whether one or more), by **Prominence Homes & Communities, LLC**, whose address is 2084 Valleydale Road, Birmingham, AL 35244, (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 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183 & 184 according to the Survey of Shiloh Creek, Phase 2, Sector 2 Subdivision, as recorded in Plat Book 56, Page 89, in the Probate Office of Shelby County, Alabama.

FOR INFORMATION PURPOSES ONLY:

Lot 119 - 265 Shiloh Creek Drive, Calera, AL 35040; Lot 120 - 269 Shiloh Creek Drive, Calera, AL 35040; Lot 121 - 275 Shiloh Creek Drive, Calera, AL 35040; Lot 122 - 279 Shiloh Creek Drive, Calera, AL 35040; Lot 123 - 283 Shiloh Creek Drive, Calera, AL 35040; Lot 124 - 287 Shiloh Creek Drive, Calera, AL 35040; Lot 125 - 291 Shiloh Creek Drive, Calera, AL 35040; Lot 126 - 295 Shiloh Creek Drive, Calera, AL 35040; Lot 127 - 299 Shiloh Creek Drive, Calera, AL 35040; Lot 128 - 303 Shiloh Creek Drive, Calera, AL 35040; Lot 129 - 307 Shiloh Creek Drive, Calera, AL 35040; Lot 130 - 311 Shiloh Creek Drive, Calera, AL 35040; Lot 131 - 315 Shiloh Creek Drive, Calera, AL 35040; Lot 132 - 321 Shiloh Creek Drive, Calera, AL 35040; Lot 133 - 325 Shiloh Creek Drive, Calera, AL 35040; Lot 134 - 329 Shiloh Creek Drive, Calera, AL 35040; Lot 135 - 333 Shiloh Creek Drive, Calera, AL 35040; Lot 136 - 337 Shiloh Creek Drive, Calera, AL 35040; Lot 167 - 334 Shiloh Creek Drive, Calera, AL 35040; Lot 168 - 330 Shiloh Creek Drive, Calera, AL 35040; Lot 169 - 326 Shiloh Creek Drive, Calera, AL 35040; Lot 170 - 322 Shiloh Creek Drive, Calera, AL 35040; Lot 171 - 318 Shiloh Creek Drive, Calera, AL 35040; Lot 172 - 314 Shiloh Creek Drive, Calera, AL 35040; Lot 173 - 310 Shiloh Creek Drive, Calera, AL 35040; Lot 174 - 306 Shiloh Creek Drive, Calera, AL 35040; Lot 175 - 302 Shiloh Creek Drive, Calera, AL 35040; Lot 176 - 298 Shiloh Creek Drive, Calera, AL 35040; Lot 177 - 294 Shiloh Creek Drive, Calera, AL 35040; Lot 178 - 290 Shiloh Creek Drive, Calera, AL 35040; Lot 179 - 286 Shiloh Creek Drive, Calera, AL 35040; Lot 180 - 282 Shiloh Creek Drive, Calera, AL 35040; Lot 181 - 278 Shiloh Creek Drive, Calera, AL 35040; Lot 182 - 274 Shiloh Creek Drive, Calera, AL 35040; Lot 183 - 270 Shiloh Creek Drive, Calera, AL 35040; Lot 184 - 266 Shiloh Creek Drive, Calera, AL 35040.

BEING part of the same lands and premises which were conveyed unto Jack Investment Partners, LLC by quitclaim deed of Jack Investment Partners, LLC dated December 17, 2019, and recorded on December 18, 2019 in Instrument No. 20191218000468280, in the Official Records of Shelby County, Recording Office.

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 not owned by Grantor excepted.

Subject to a third-party mortgage in the amount of \$6,854,449.43 executed and recorded simultaneously herewith.

FURTHER SUBJECT TO THE FOLLOWING:

1. Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument No. 20070828000405280, in the Probate Office, in and for Shelby County, Alabama, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
2. Subject to the Annexation recorded in Instrument No. 20040923000526650, in the Probate Office in and for Shelby County, Alabama.
3. Subject to the Annexation recorded in Instrument No. 20080611000237460, in the Probate Office in and for Shelby County, Alabama.
4. Scrivener's Affidavit recorded in 20140418000114300 in the Probate Office in and for Shelby County, Alabama.
5. Scrivener's Affidavit recorded in 20140418000114310 in the Probate Office in and for Shelby County, Alabama.
6. Scrivener's Affidavit recorded in 20140418000114320 in the Probate Office in and for Shelby County, Alabama.
7. Right of Way to Alabama Power Company as set out in instrument(s) recorded in Deed Book 239, Page 921.
8. Title to all minerals within and underlying the premises, together with all mining and other rights, privileges and immunities relating thereto, and any loss, damage or injury to persons or property as a result of the exercise of such rights, as reserved under the deed recorded in Deed Book 121, Page 175.
9. Transmission line permits to Alabama Power Company as recorded in Deed Book 136, Page 292, and Deed Book 136, Page 192, in the Probate Office in and for Shelby County, Alabama.
10. Right of way to South Central Bell as recorded in Real Book 52, Page 990.
11. Oil, gas and mineral lease to Atlantic Richfield Company as recorded in Real Volume 335, Page 540.

12. Grant of Easement for Overhead and Underground Facilities within a subdivision as recorded in Instrument No. 20080829000346760, in the Probate Office, in and for Shelby County, Alabama.
13. Grant of Easement for Overhead and Underground Facilities within a subdivision as recorded in Instrument No. 20220506000187380, in the Probate Office in and for Shelby County, Alabama.
14. Tax Sale regarding Parcel No. 35-2-10-0-001-001.003 in recorded in Instrument No. 20180417000127850, in the Probate Office in and for Shelby County, Alabama.
15. Tax Sale regarding Parcel No. 35-2-10-0-001-001.007 in recorded in Instrument No. 20170417000127870, in the Probate Office in and for Shelby County, Alabama.
16. That certain 5-foot utility easement along the rear property line of Lots 168 through 184, as shown on the map or plat of Shiloh Creek Phase 2 Sector 2 as recorded in Instrument No. 20220831000340420, Map Book 56, Page 89.
17. 20-foot setback line along the front side of the Land as shown on or described in the plat of the subdivision recorded in Instrument No. 20220831000340420, Map Book 56, Page 89.
18. That certain utility easement as shown on the map or plat of Shiloh Creek Phase 2 Sector 2 as recorded in Instrument No. 20220831000340420, Map Book 56, Page 89.
19. Such state of facts as set out on recorded plat of Shiloh Creek Phase 2 Sector 2, including by not limited to easements, building lines, restrictions and notes and any other matters, as recorded in Map Book 56, Page 89, in the Office of the Judgment of Probate of Shelby County, State of Alabama.

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, After Jack, LLC, an Alabama Limited Liability Company, by John H. Street, Jr., as its Managing Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 4th day of October, 2022.

After Jack, LLC, an Alabama Limited Liability Company

By: 

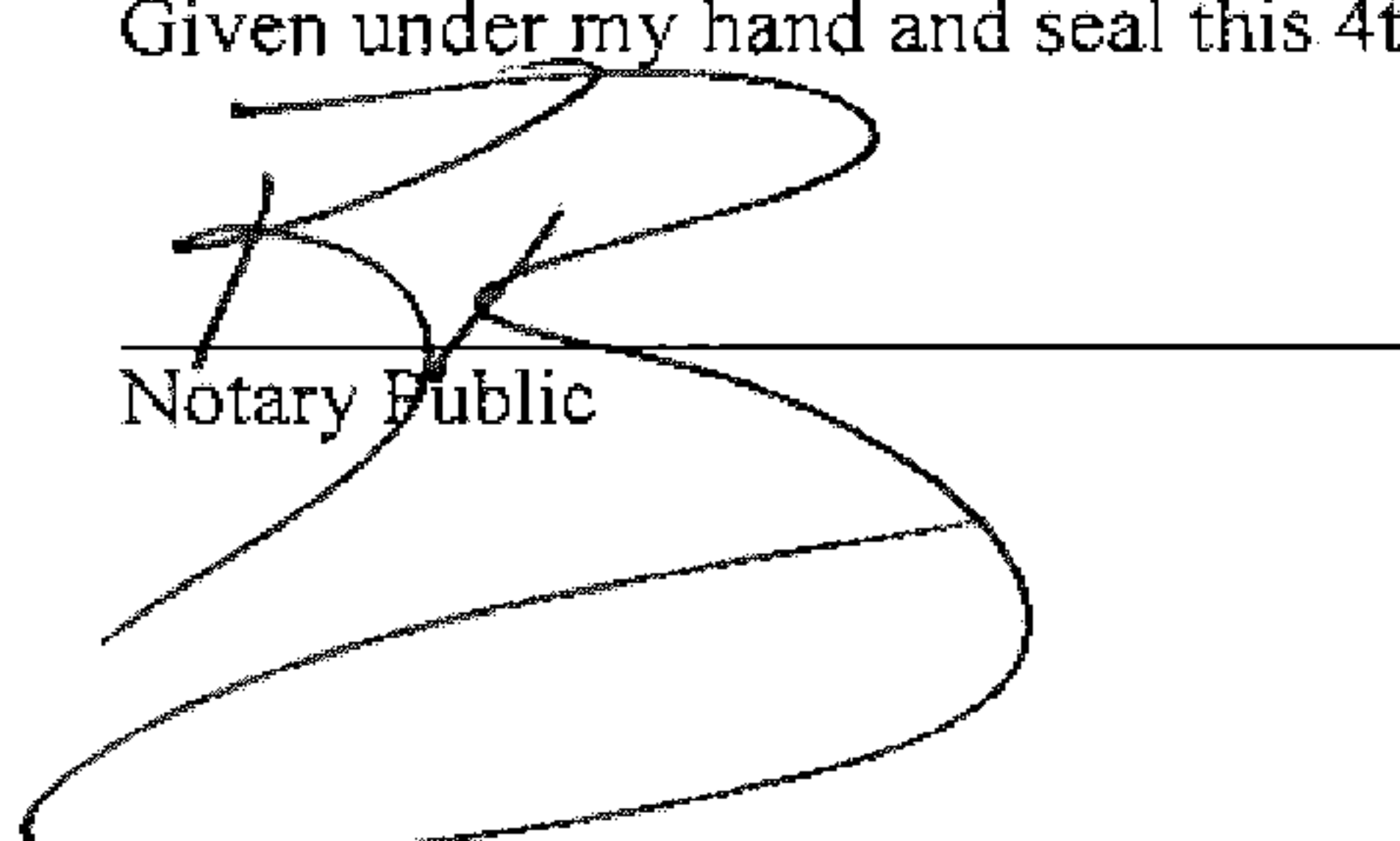
Name: John H. Street, Jr.

Its: Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that John H. Street, Jr. whose name as Managing Member of After Jack, LLC, a AL 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, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and seal this 4th day of October, 2022.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2022 11:56:13 AM
\$32.00 JOANN
20221005000380370

