

SEND TAX NOTICE TO:
CCHF3 Holdings LLC
1233 20th Street Northwest
Washington, DC 20036

This instrument prepared by:
Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-23-165

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO MILLION EIGHTY FIVE THOUSAND THREE HUNDRED AND 00/100 (\$2,085,300.00)**, 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 3000 Riverchase Galleria, Suite 1770, Birmingham, AL 35244, (hereinafter "Grantor", whether one or more), by **CCHF3 Holdings LLC, a Delaware Limited Liability Company**, whose address is 1233 20th Street Northwest, Washington, DC 20036, (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, 182 & 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 182 - 274 Shiloh Creek Drive, Calera, AL 35040; Lot 184 - 266 Shiloh Creek Drive, 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 not owned by Grantor excepted.

FURTHER SUBJECT TO THE FOLLOWING:

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.

Subject to the Annexation recorded in Instrument No. 20040923000526650, in the Probate Office in and for Shelby County, Alabama.

Subject to the Annexation recorded in Instrument No. 20080611000237460, in the Probate Office in and for Shelby County, Alabama.

Scrivener's Affidavit recorded in 20140418000114300 in the Probate Office in and for Shelby County, Alabama.

Scrivener's Affidavit recorded in 20140418000114310 in the Probate Office in and for Shelby County, Alabama.

Scrivener's Affidavit recorded in 20140418000114320 in the Probate Office in and for Shelby County, Alabama.

Right of Way to Alabama Power Company as set out in instrument(s) recorded in Deed Book 239, Page 921.

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.

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.

Right of way to South Central Bell as recorded in Real Book 52, Page 990.

Oil, gas and mineral lease to Atlantic Richfield Company as recorded in Real Volume 335, Page 540.

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.

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.

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.

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.

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.

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.

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.

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 Probate Office of Shelby County, State of Alabama.

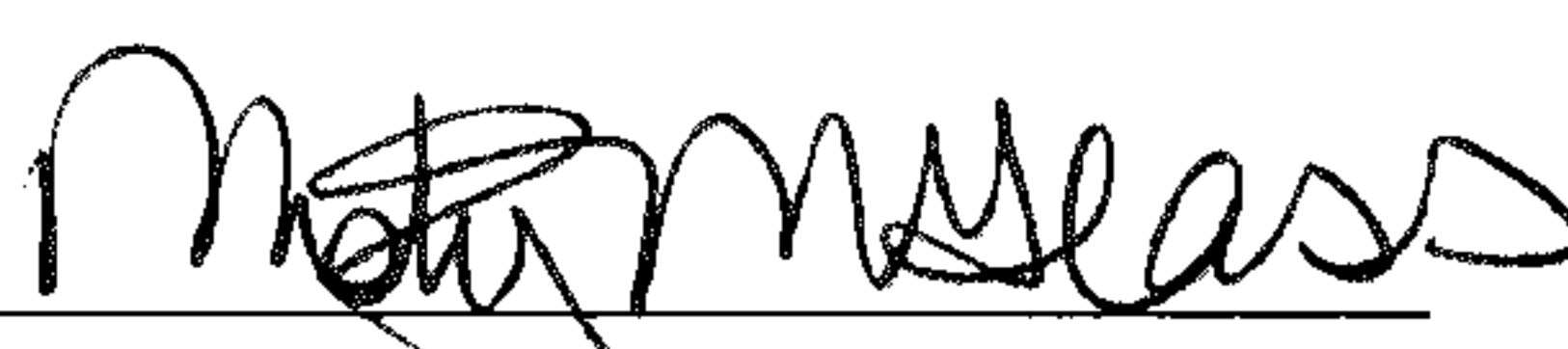
TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever.

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.

(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 27th day of April, 2023.

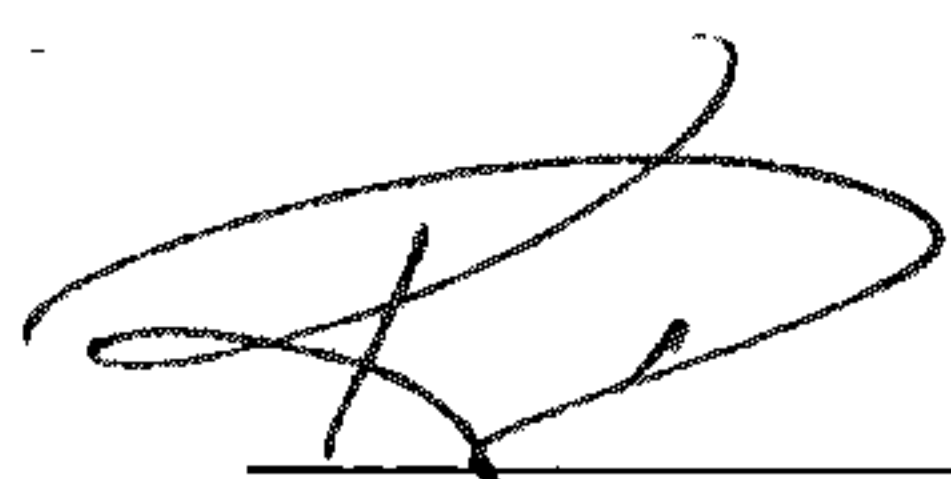
Prominence Homes & Communities, LLC, a Delaware Limited Liability Company

By: 
Misty M. Glass, 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, whose name as Manager of Prominence Homes & Communities, LLC, a Delaware 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/they, as such agent 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 27th day of April, 2023.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/27/2023 02:20:54 PM
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20230427000122970

Allen S. Bayl