

Send Tax Notice to:
Dawson Eichhorn
1524 Chatham Ct.
Pelham, AL 35124

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-8897**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWENTY EIGHT THOUSAND AND 00/100 (\$28,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Prominence Properties, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is

3000 Riverchase Galleria, Suite 1780, Birmingham, AL 35244

by **Dawson Eichhorn (herein referred to as "Grantee")**, whose mailing address is

1524 Chatham Ct., Pelham, AL 35124

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 property, which has a mailing address of **116 East Willow Circle, Calera, AL 35040, 122 East Willow Circle, Calera, AL 35040** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 07 day of November, 2024.

Prominence Properties, LLC, an Alabama Limited Liability Company

By:

Misty M. Glass
Misty M. Glass, Manager

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Misty M. Glass, Manager**, whose name(s) as **Manager(s) of Prominence Properties, LLC**, a/an **Alabama** corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of **Prominence Properties, LLC**, on the day the same bears date.

Given under my hand and official seal this 07 day of November, 2024

Cassy L. Dailey
Notary Public, State of Alabama

Printed Name

My Commission Expires:

05/02/2026

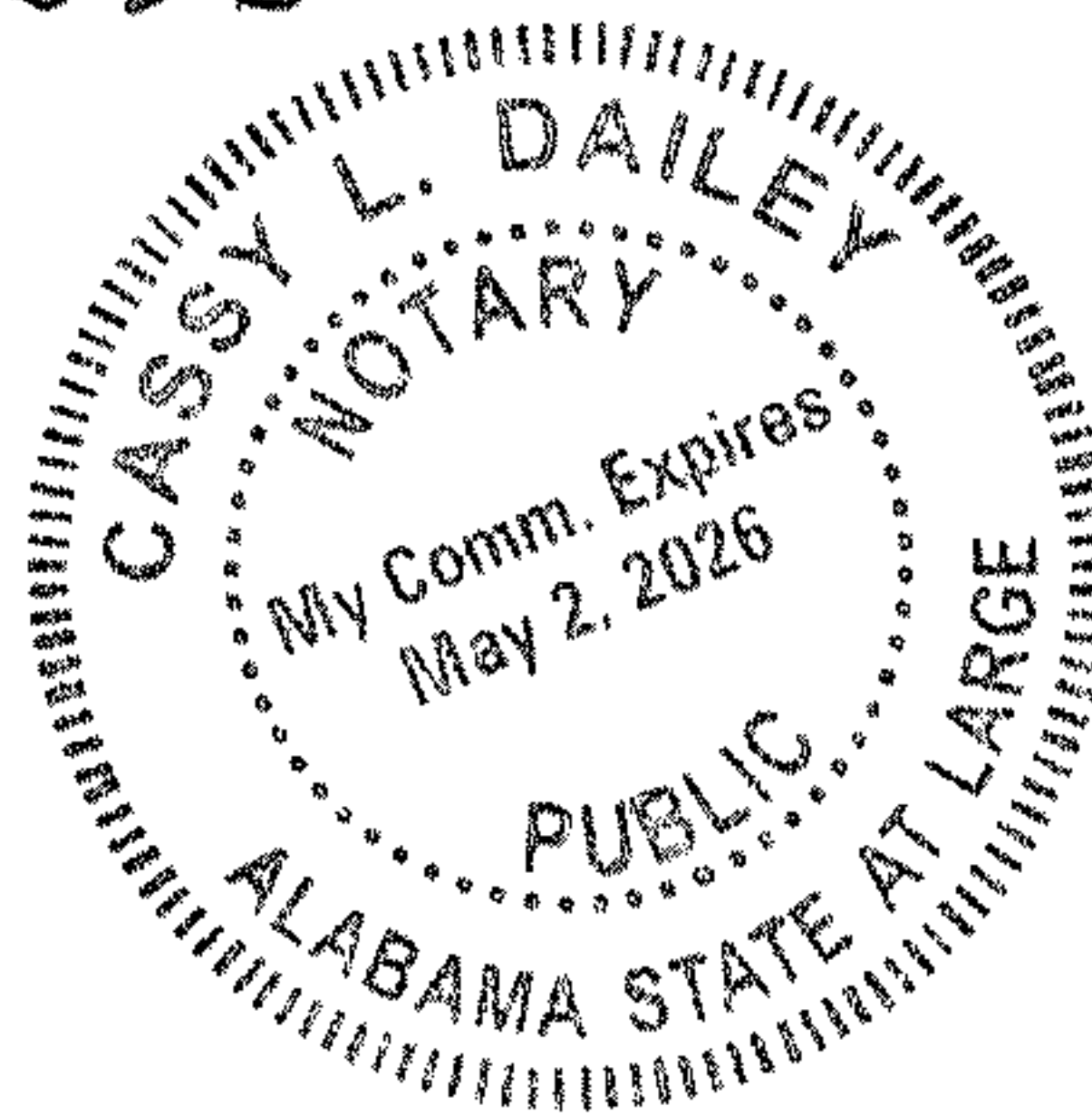


EXHIBIT A

Property 1:

Lot 31, according to the Survey of Marengo, Sector 1, as recorded in Map Book 22, Page 123, in the Office of the Judge of Probate of Shelby County, Alabama.

Property 2:

Lot 30, according to the Survey of Marengo, Sector 1, as recorded in Map Book 22, Page 123, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/21/2024 09:32:41 AM
\$56.00 PAYGE
20241121000361140

Alli S. Bayl