

SEND TAX NOTICE TO:
Joe Robinson and LeShema Robinson
1593 Deer Valley Drive
Hoover, Alabama 35226

This instrument was prepared by
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

Limited Liability Company Warranty Deed

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Thirty Two Thousand Five Hundred dollars & no cents (\$32,500.00)** to the undersigned grantor, **Prominence Properties, LLC**, A Limited Liability Company, in hand paid by **Joe Robinson and LaShema Robinson** hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in **Shelby County, Alabama**, towit:

Lots 332, according to the Survey of CREEK WATER Phase IIIA, as recorded in Map Book 46, Page 100, in the Probate Office of Shelby County, Alabama.

*Deed recorded in Instrument 20170104000003060 stated Phase 111A, but plat recorded in Map Book 46, Page 100 state IIIA.

This property does not constitute the homestead of the Grantor(s).

\$494,450.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:
Taxes for the year 2025 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 46, Page 100.

Easement(s), building line(s) and restriction(s) as shown on recorded map.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

Right-of-way granted to Alabama Power Company recorded in Inst. No. 2016-34944.

Restrictions appearing of record in Inst. No. 2015-44050; Inst. No. 2015-44052; Inst. No. 2016-17369; Inst. No. 2007-34511; Inst. No. 2008-42608; Inst. No. 2011-18665 and Inst. No. 2015-44051.

Right of way from Excelsior Coal Company to Brierfield, Blocton, & Birmingham Railway Company, as referenced at BBB RAILROAD and as Book 13 page 96.

Right of way from Tennessee Coal, Iron and Railroad Company to Alabama Power Company, as referenced at C&A 4571.

Right of way from United States Steel Corporation to Alabama Power Company, as referenced at C&A 5866.

