

Send tax notice to:
MARGARET WATSON
319 IVY HILLS CIRCLE
CALERA, AL, 35040


This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2015010T

Shelby COUNTY

WARRANTY DEED


20150209000042470 1/2 \$171.00
Shelby Cnty Judge of Probate, AL
02/09/2015 02:07:51 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty-Three Thousand Eight Hundred Fifty and 00/100 Dollars (\$153,850.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ADAMS HOMES, LLC, **whose mailing address is:** 3000 GULF BREEZE PARKWAY, GULF BREEZE, FL 32563 (hereinafter referred to as "Grantor") by MARGARET WATSON and DAVID A WATSON **whose mailing address is:** 319 IVY HILLS CIRCLE, CALERA, AL, 35040 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29, according to the plat of Old Ivy Subdivision, Phase II, (being a resurvey of portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "B", as recorded in Map Book 11, Page 26) as recorded in Map Book 36, Page 6-A and Document #20051027000561200, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. SUBJECT TO ALL MATTERS AS SET FORTH AS SHOWN ON THE PLAT AS RECORDED IN MAP BOOK 36, PAGE 6-A DOCUMENT 20051027000561200 OF THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.
3. ARTICLES OF INCORPORATION OF OLD IVY HOMEOWNERS ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS DOCUMENT NO 20051104000574520, OF THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.
4. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DEED(S) RECORDED IN DOCUMENT NO 2005102700056120, DOCUMENT NO 20120504000157040, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604©

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 02/09/2015
State of Alabama
Deed Tax: \$154.00

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, ADAMS HOMES, LLC, by DON ADAMS, its CHIEF FINANCIAL OFFICER who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 16th day of January, 2015.

ADAMS HOMES, LLC

BY: 

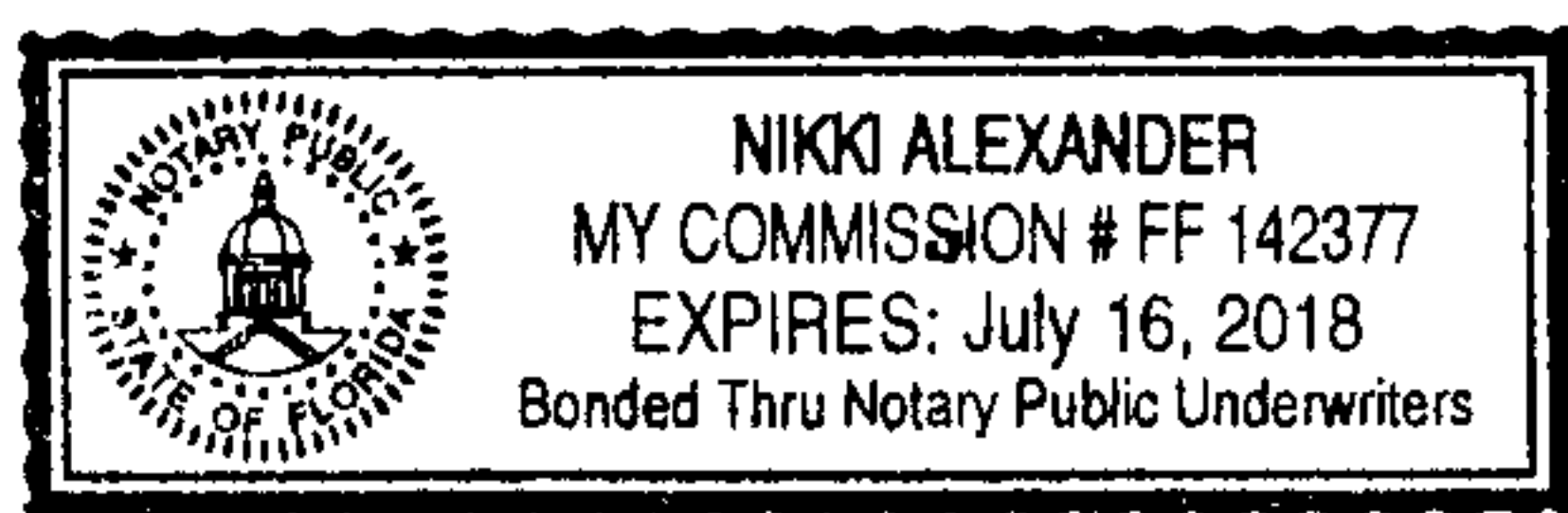
DON ADAMS

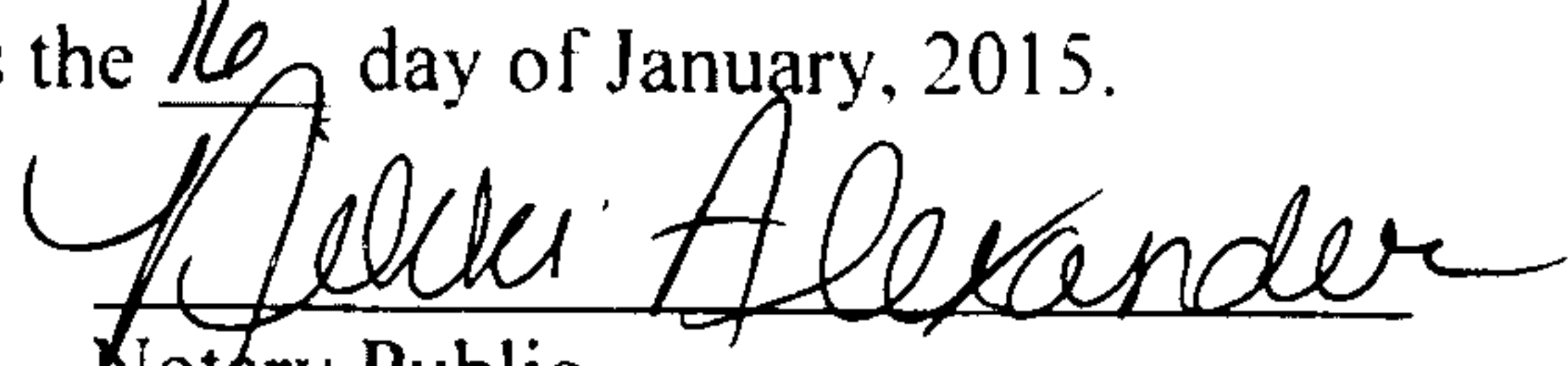
ITS: CHIEF FINANCIAL OFFICER


STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DON ADAMS, whose name as CHIEF FINANCIAL OFFICER of ADAMS HOMES, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 16 day of January, 2015.




Notary Public
Print Name: NIKKI ALEXANDER
Commission Expires: 7/16/18


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