

Send tax notice to:
MELANIE D. DAVIS
154 RIVER CREST LANE
HELENA, AL, 35080

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

STATE OF ALABAMA
Shelby COUNTY

2017092T

20170526000184300
05/26/2017 10:17:18 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred One Thousand Two Hundred Fifty and 00/100 (\$201,250.00) **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 MELANIE D. DAVIS **whose property address is:** 154 RIVER CREST LANE, HELENA, AL, 35080 (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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2105, Old Cahaba Phase V, 6th Addition, as recorded in Map Book 37, Page 62, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records
3. Transmission line permits granted to Alabama Power Company recorded in Official Records Book 134, Page 85, Book 131, Page 447, Book 257, Page 213, Book 46, Page 69 and Book 230, Page 113 of the Probate Records of Shelby County, Alabama.
4. Reservations affecting rights in Oil, Gas or any other minerals lying upon or beneath the lands pursuant to the instrument recorded in Book 15, Page 415, Book 61, Page 164, Book 133, Page 277, Book 321, Page 629 of the Probate Records of Shelby County, Alabama.
5. Right of Way granted to Shelby County recorded in Official Records Book 155, Page 331, Book 155, Page 425, Book 2, Page 16 and Book 156, Page 203 of the Probate Records of Shelby County, Alabama.
6. Rights of the public and the State of Alabama, in any, to lands lying below the high water mark, lands that have been created by artificial means, riparian rights; and subject also to the rights of the Federal Government's control over navigable waters and public rights of access to any navigable waters.
7. Articles of Incorporation of American Land Development, Inc. recorded in Official Records Instrument 2000-11800, Instrument 1998- 1192 and Instrument 2000-10277 of the Probate Records of Shelby County, Alabama.
8. Easement granted to Alabama Power Company recorded in Official Records Instrument 20060201000062660, Instrument 20040910000506080, Instrument 20060829000424580, Instrument 20060414000173930, Instrument 20060201000052670, Instrument 20040629000354920, Instrument 20040629000354650, Instrument 20051031000564130, Instrument 20040910000504110, Instrument 20040910000504120 and Instrument 20040629000355410 of the Probate Records of Shelby County, Alabama.
9. Easement granted to Bessemer Water Service recorded in Official Records Instrument 20080204000043240, of the Probate Records of Shelby County, Alabama.
10. Resolution recorded in Official Records Instrument 20091006000378080, Instrument 20121213000476580 and Instrument 20131215000471840 of the Probate Records of Shelby County, Alabama.
11. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 20050916000481600,

\$197,604.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

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 25th day of May, 2017

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.

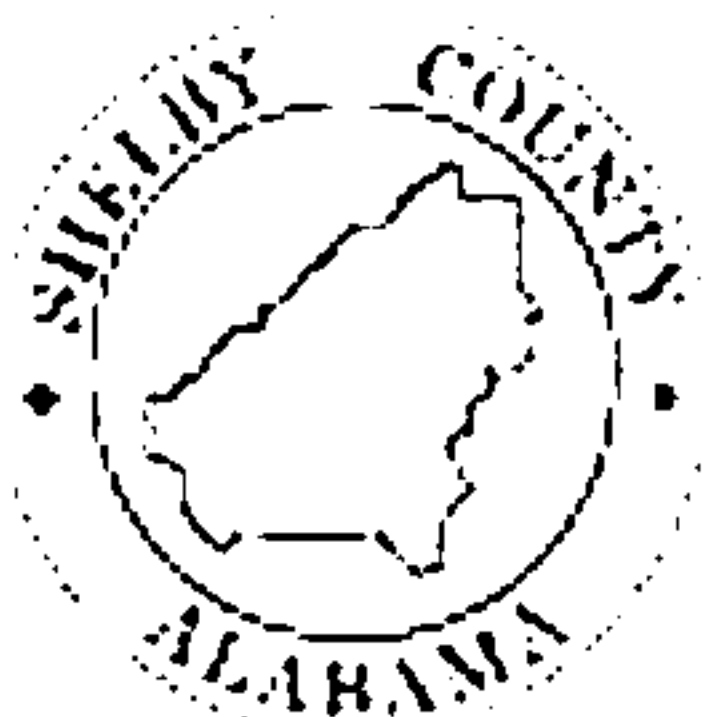
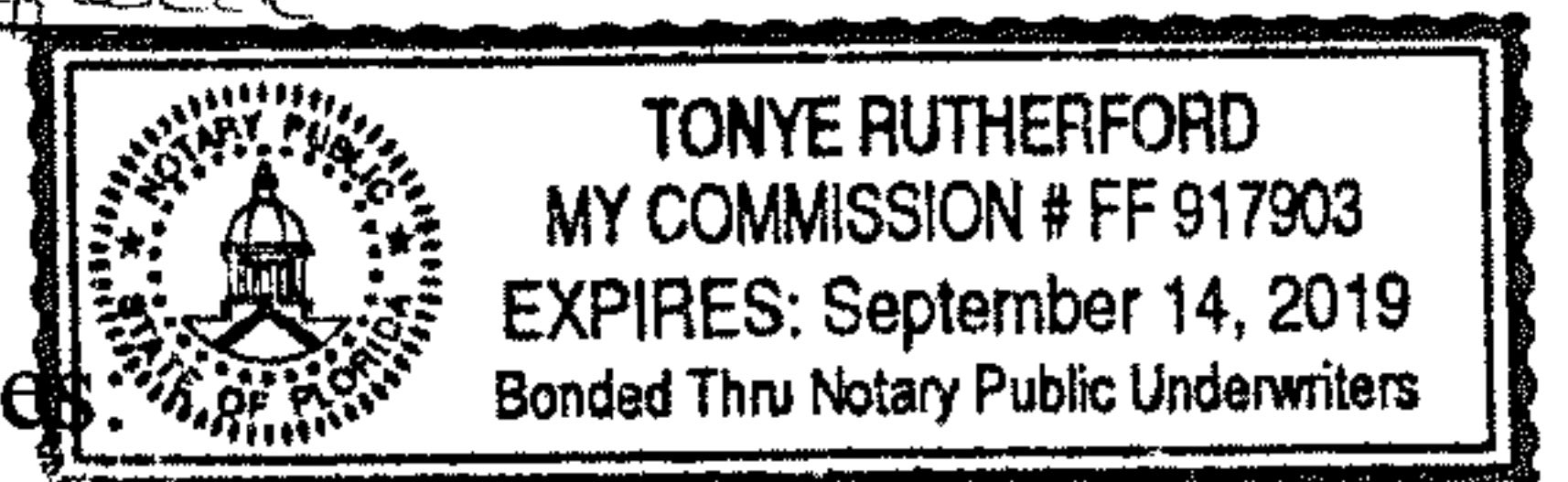
Given under my hand and official seal this the 25th day of May, 2017.

Tonye Rutherford

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/26/2017 10:17:18 AM
\$22.00 CHERRY
20170526000184300

