

Send tax notice to:  
KIMBERLY LEIGH DEES  
129 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

2017269T

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Twenty Thousand Six Hundred Fifty and 00/100 (\$220,650.00) **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 KIMBERLY L. DEES **whose property address is:** 129 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 2085, Old Cahaba Phase 5th Addition according to the plat thereof as recorded in Map Book 37, Page 53, in the Office of the Judge of Probate 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. Subject to existing easements, restrictions and covenants, set back and rights of way, if any, of record.
3. Subject to all matters as set forth as shown on the plat as recorded in Plat Book 37, Page 53 of the Probate Records of Shelby County, Alabama.
4. 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
5. Transmission Line Permits granted to Alabama Power Company as recorded in Official Records Book 134, Page 85, Official Records Book 131, Page 447, Official Records Book 257, Page 213, Official Records Book 46, Page 69 and Official Records Book 230, Page 113, of the Probate Records of Shelby County, Alabama.
6. Oil, Gas or any other Minerals recorded in Official Records Book 15, Page 415, Official Records Book 61, Page 164, Official Records Book 133, Page 277 and Official Records Book 321, Page 629, of the Probate Records of Shelby County, Alabama.
7. Easement and/or right of way recorded in Official Records Book 155, Page 331, Official Records Book 155, Page 425, Official Records Book 2, Page 16 and Official Records Book 156, Page 203, of the Probate Records of Shelby County, Alabama.
8. Resolution recorded in Official Records Instrument No. 20091006000378080, of the Probate Records of Shelby County, Alabama.
9. Resolution recorded in Official Records Instrument No. 20121213000476580, of the Probate Records of Shelby County, Alabama.
10. Resolution recorded in Official Records Instrument No. 20131205000471840, of the Probate Records of Shelby County, Alabama.

\$190,618.00 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 26<sup>th</sup> day of May, 2017

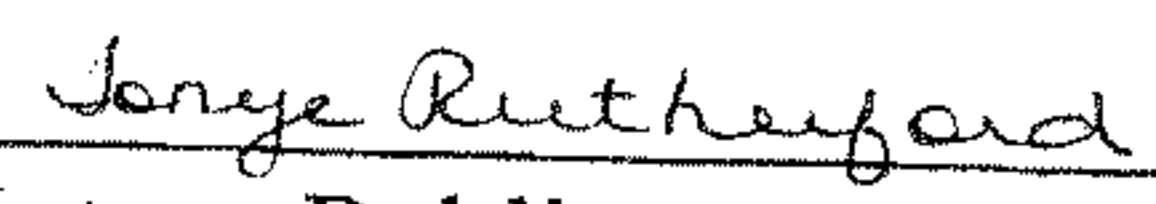
ADAMS HOMES, LLC

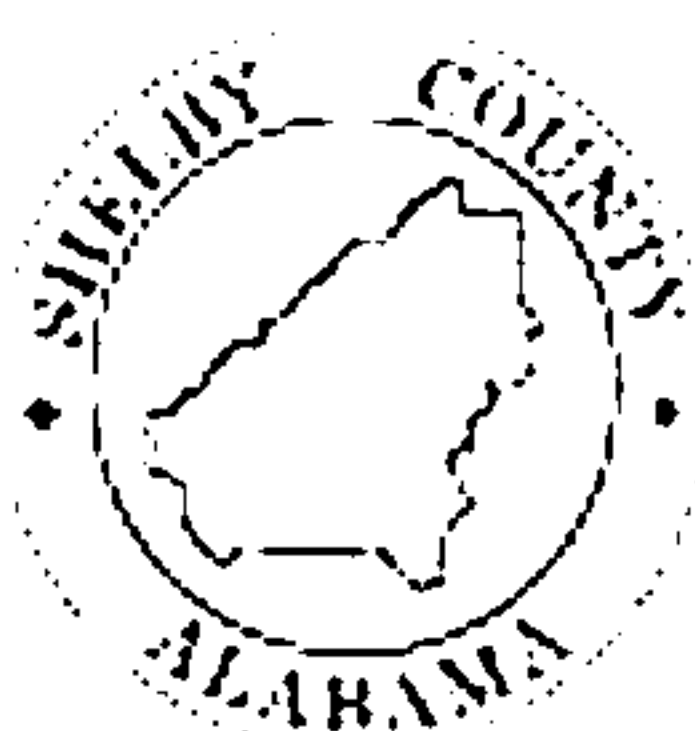
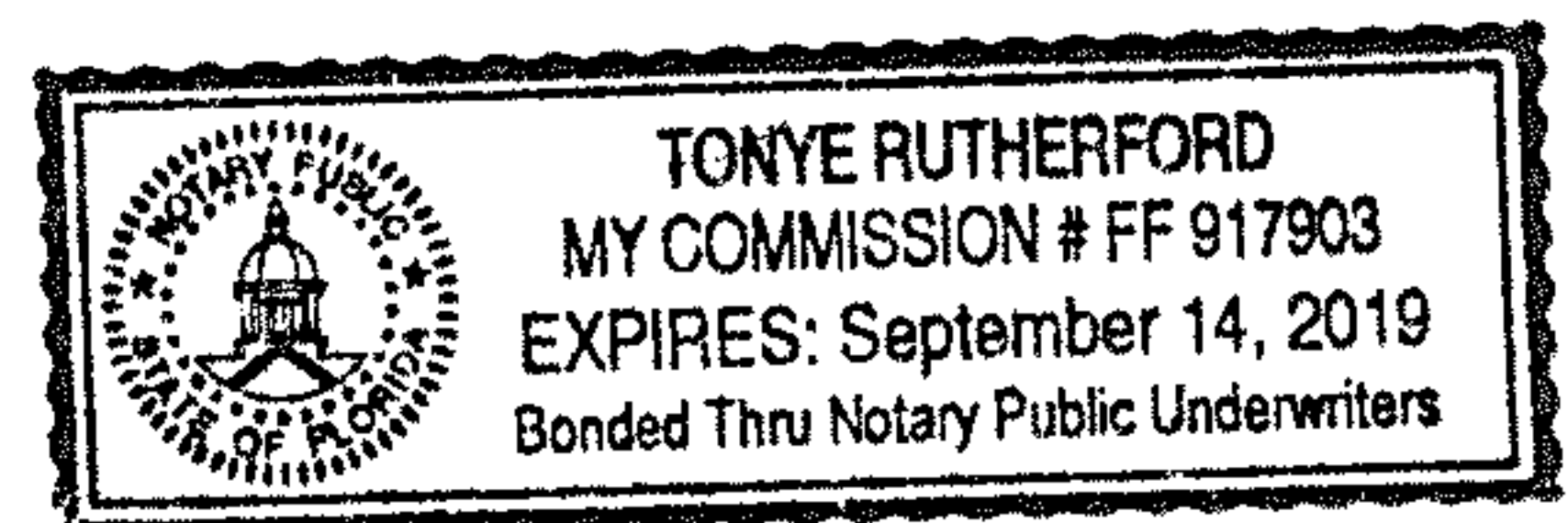
  
BY: DON ADAMS  
ITS: CHIEF FINANCIAL OFFICER

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 26<sup>th</sup> day of May, 2017

  
Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/31/2017 09:50:37 AM  
\$48.50 CHARITY  
20170531000189050

