

Send tax notice to:
JAMES SMITH
145 REVOLUTIONARY WAY
MONTEVALLO, AL, 35115

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

2017394T

20170906000324870
09/06/2017 09:44:16 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty-Eight Thousand One Hundred and 00/100 Dollars (\$188,100.00) **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 JAMES SMITH and JANET L. ANDREWS SMITH **whose property address is:** 145 REVOLUTIONARY WAY, MONTEVALLO, AL, 35115 (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 8, Colonial Oaks Subdivision, Phase 1, according to the Plat thereof, recorded in Map Book 39, Page(s) 45 and re-recorded in Map Book 39, Page 115, in the records of the Office of 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 due and payable until October 1, 2017.
2. Subject to all matters as set forth as shown on the plat as recorded in Map Book 39, Page 45 and Map Book 39, Page 115 of the Probate Records of Shelby County, Alabama.
3. 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.
4. Line permits to Alabama Power Company recorded in Deed Book 112, Page 456, Deed Book 123, Page 428, 432 and 433, Deed Book 134, Page 112, Deed Book 235, Page 321 and Deed Book 248, Page 372, of the Probate Records of Shelby County, Alabama.
5. Right of way Deed to Shelby County, Alabama recorded in Deed Book 124, Page 200 and 201, of the Probate Records of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded in Deed Book 236, Page 825, and Official Records Instrument No. 20080401000129940, of the Probate Records of Shelby County, Alabama.
7. Easement and Restrictive Covenants for Underground Facilities recorded in Official Records Instrument No. 20080401000130200, of the Probate Records of Shelby County, Alabama.
8. Ordinance No. 03W recorded in Official Records Instrument No. 20031125000773170, of the Probate Records of Shelby County, Alabama.
9. Articles of Incorporation recorded in Official Records Instrument No. 20071106000512020 and Official Records Instrument No. 20161109000413500, of the Probate Records of Shelby County, Alabama.
10. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Official Records Inst. No. 20071106000512030, and Official Records Inst. No. 20080618000249120, of the Probate Records of Shelby County, Alabama.

\$178,695.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 5th day of September 2017.

ADAMS HOMES, LLC

BY: Don Adams

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.

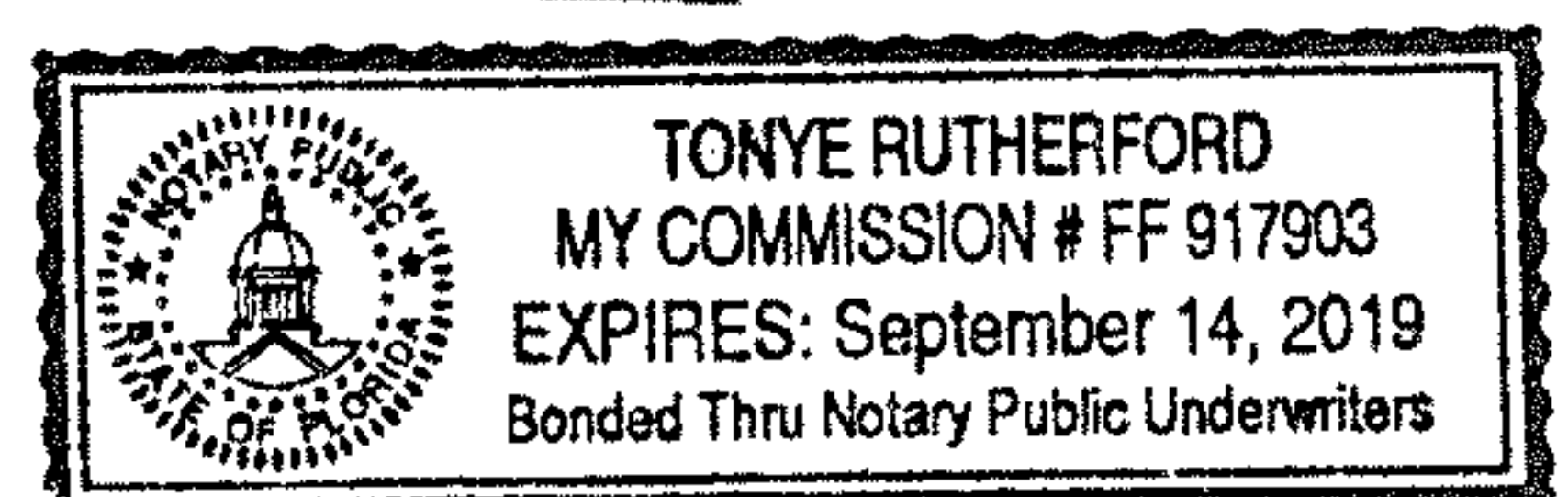
Given under my hand and official seal this the 5th day of September, 2017.

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
09/06/2017 09:44:16 AM
\$27.50 CHERRY
20170906000324870

James W. Fuhrmeister