

Send tax notice to:
KELLY HARRIS COOPER
231 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
Shelby COUNTY

2020854T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty-Six Thousand Seven Hundred Twenty-Five and 00/100 (\$186,725.00) 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 **KELLY HARRIS COOPER** whose property address is: **231 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 182, according to the plat of Old Ivy Subdivision, Phase I, (being a resurvey of portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "B", as recorded in Document #20050614000290310 and Map Book 35, Page 43-A), as amended in the plat recorded in Map Book 36, Page 5-A and 5-B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Old Ivy Subdivision, Phase I, as recorded in Plat Book 36, Page 5, and Old Ivy Subdivision, Phase 1, being a resurvey of portions of Lots 22 through 32 Tract Fifty-One Subdivision, Parcel "B", as recorded in Document 20050614000290310 and Map Book 35, Page 43-A, as amended in the plat recorded in, Map Book 36, Page 5a and 5b, in the Office of the Judge of Probate of Shelby County, Alabama. in the Probate Office 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, including those recorded in Book 114, Page 193 and Book 144, Page 196. The Company makes no representation as to the present ownership of any such interests.
4. Timber Deed recorded in Instrument #1995-28005.
5. Easement in favor of Alabama Power Company as recorded in Book 121, Page 464, Book 188, Page 43, and Book 80, Page 195.
6. Articles of Incorporation of Old Ivy Homeowners Association, Inc. recorded in Instrument #20051104000574520 and Instrument #20120504000157040.
7. Conditions, covenants and restrictions as recorded in Instrument #20051104000574530; Instrument #20120504000157040 and Instrument #20050614000290310.

\$188,611.00 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 day of October 2020.

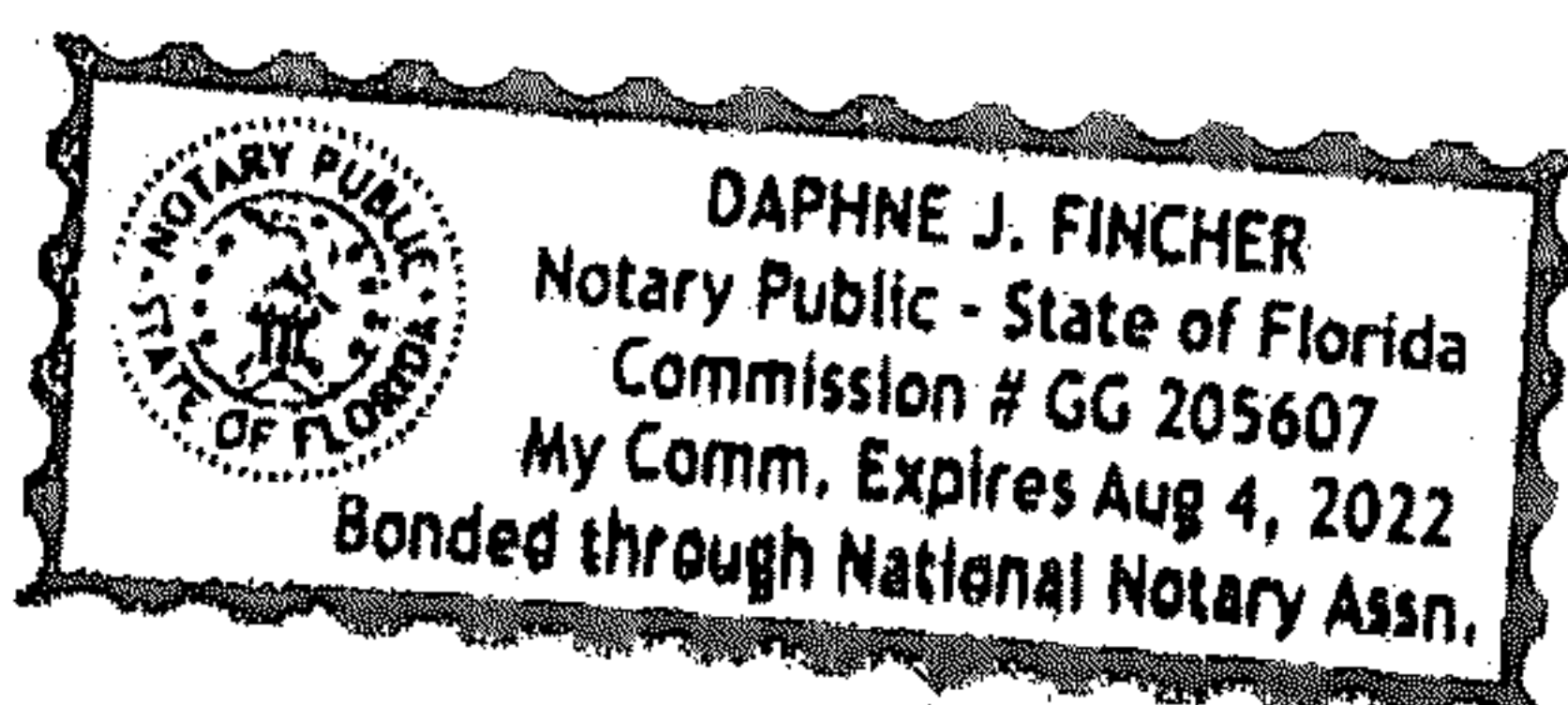
ADAMS HOMES, LLC

Don Adams
BY: DON ADAMS
ITS: CHIEF FINANCIAL OFFICER

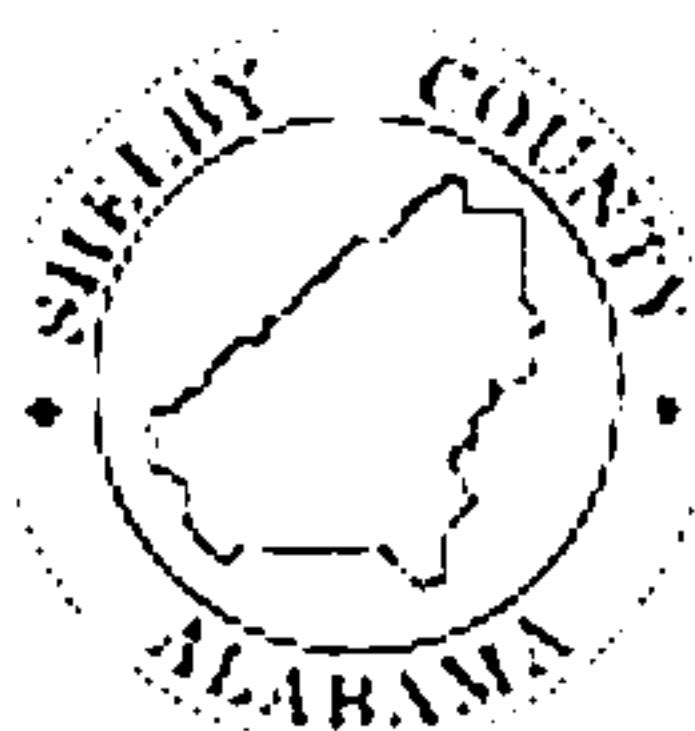
STATE OF FLORIDA
COUNTY OF ESCAMBIA

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 day of October, 2020.



Daphne J. Fincher
Notary Public
Print Name: Daphne J. Fincher
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/06/2020 11:24:49 AM
\$26.00 CHERRY
20201106000507560

Allen S. Bayl