20061130000581550 1/2 $129.00
Shelby Cnty Judge of Probate,AL
11/30/2006 12:39:27PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

Shelby County, AL 11/30/2006
State of Alabama

Deed Tax:$115.00

WARRANTY DEED

THIS INDENTURE made and entered into on this the 10 day of November, 2006, by and between **ADAMS HOMES, L.L.C., an Alabama limited liability company,** as Grantor, and **MICHAEL HROBAK and wife, PATRICIA HROBAK,** as Grantees.

WITNESSETH: That the said Grantor, for and in consideration of the purchase price of the property being $239,960.00. A portion of the consideration set forth was paid from the proceeds of a mortgage closed simultaneously herewith in the amount of $124,950.00, and other good and valuable considerations to the Grantor in hand paid by the Grantees , the receipt of which is hereby acknowledged, the Grantor has given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey unto the Grantees, for and during their joint lives and upon the death of either of them, then to the SURVIVOR of them forever, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described property, lying and being in the County of Shelby, State of Alabama, to-wit:

11.00
3.00
115.00
129.00

Lot 8, according to the plat of Hidden Forest, as recorded in Map Book 35, Page 117, in the Office of the Judge of Probate of Shelby County, Alabama.

Right of Way Easement to Edwards Specialties, inc., as recorded in Doc. No. 20040623000343040.

Easement to Bellsouth dated 10/14/05, recorded in Doc No. 20051014000536930.

Right of Way to Alabama Power Co., recorded in Book 235, Page 318, and Book 236, Page 825, in the Office of the Judge of Probate of Shelby County, Alabama.

Title to minerals, in, on or under the subject property together with all mining rights and rights of entry including rights set out in Book 352, Page 36 and Instrument No. 2003-59252.

TO HAVE AND TO HOLD the lot or parcel of land above described, together with all and singular the rights, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining unto the Grantees, their heirs and assigns, forever; and

THE said Grantor does hereby covenant with and represent unto the said Grantees , their heirs and assigns, that it is lawfully seized in fee simple of the lot or parcel of land above described, that the same is free from all liens and encumbrances, except ad valorem taxes due and payable October 1, 2006, and any restrictions, easements, ways and building setback lines of record, if any in the office of the Judge of Probate of Shelby County, Alabama, and all zoning ordinances applicable to the subject property and they will warrant and forever defend the title to said premises against the lawful claims and demands of all persons, subject to the exceptions set out herein.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the day of and year first above written.

ADAMS HOMES, L.L.C.
An Alabama limited liability company

_____(SEAL)
By: Wayne L. Adams
Its President

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STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Wayne L. Adams, as President of Adams Homes, L.L.C., an Alabama limited liability company, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily, in his capacity with full authority as said officer on the day the same bears date.

GIVEN under my hand and official seal this 10 day of November, 2006.

Heather F. Cobb (SEAL)
Notary Public Heather F. Cobb
My Comm Expires: 9/24/07

HEATHER F. COBB
Commission # DD 0252903
My Commission Expires
September 24, 2007

Prepared by:
RICHARD CHESNUT
307 Randolph Avenue
Huntsville, Alabama 35801