

20080123000030300 1/2 \$57.50  
Shelby Cnty Judge of Probate, AL  
01/23/2008 01:10:43PM FILED/CERT

STATE OF ALABAMA

Shelby County, AL 01/23/2008  
State of Alabama

Deed Tax: \$43.50

COUNTY OF SHELBY

WARRANTY DEED

THIS INDENTURE made and entered into on this the 18<sup>th</sup> day of January, 2008, by and between **ADAMS HOMES, L.L.C., an Alabama limited liability company**, as Grantor, and **CHARLES E. CLEVELAND AND LOIS CLEVELAND**, as Grantees.

WITNESSETH: That the said Grantor, for and in consideration of the purchase price of the property being \$215,600.00. A portion of the consideration set forth was paid from the proceeds of a mortgage closed simultaneously herewith in the amount of \$ 172,480.00, 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:

**Lot 44, Golden Meadows Subdivision according to the plat thereof, recorded in Map Book 38, Page 80, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.**

**Excepting therefrom Ordinance No. 06-A02 by instrument recorded in Doc No. 20060228000093650 in the Office of the Judge of Probate of Shelby County, Alabama.**

**Further excepting therefrom any restrictions, reservations, setbacks and easements, if any, as shown on the plat recorded in Map Book 38, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama; and**

**Further excepting therefrom Line Permits/Easement/Right of way granted to Alabama Power Company in Deed Book 123, Page 416, in the Office of the Judge of Probate of Shelby County, Alabama; and**

**Further excepting therefrom Easement for Underground Facilities in Doc No. 20061212000601820, and Doc No. 20061212000601630, recorded in the Office of the Judge of Probate of Shelby County, Alabama; and**

**Further excepting therefrom Utility Easement for Lot 55, recorded in Doc No. 20070430000198970 and for Lot 54 in Doc No. 20070430000198960, and for Lot 1, in Doc No. 20070430000198950, recorded in the Office of the Judge of Probate of Shelby County, Alabama; and**

**It is the express interest of the grantor herein to convey ownership of all oil, gas, and other minerals interest in, on and/or underway said property and all rights in connection therewith which have not been previously granted to or reserved by others.**

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, 2008, 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.

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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

By: Wayne L. Adams  
Its Managing Member

(SEAL)

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 Managing Member 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 18<sup>th</sup> day of January, 2008.

Shauna L Kirby (SEAL)  
Notary Public  
My Comm Expires: 12/7/2011

Prepared by:  
RICHARD CHESNUT  
266-B Yeager Parkway  
Pelham, Alabama 35124

