20080306000092110 1/2 $25.50
Shelby Cnty Judge of Probate,AL
03/06/2008 12:46:28PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 03/06/2008
State of Alabama

Deed Tax:$11.50

WARRANTY DEED

THIS INDENTURE made and entered into on this the 29th day of February, 2008, by and between **ADAMS HOMES, L.L.C., an Alabama limited liability company,** as Grantor, and **SUSAN C. MITCHELL,** as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the purchase price of the property being $229,200.00. A portion of the consideration set forth was paid from the proceeds of a mortgage closed simultaneously herewith in the amount of $ 217,700.00, and other good and valuable considerations to the Grantor in hand paid by the Grantee, 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 Grantee, her heirs and assigns, the following described property, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 1849, according to the plat of Old Cahaba, Phase V, 3rd Addition, as recorded in Map Book 37, Page 6-B, in the Office of the Judge of Probate of Shelby County, Alabama.

Excepting therefrom all interests in and to all oil, gas and other minerals, in, on and/or under said property and all rights in connection therewith which may have been granted, reserved or released to others including but not limited to those rights referred to in instruments of record in Book 15, Page 415, Book 61, Page 164, Real Volume 133, Page 277, Real Volume 321, Page 629, and in the Office of the Judge of Probate of Shelby County, Alabama.

Further excepting therefrom any restrictions, covenants, conditions and easements, if any, as shown on the plat recorded in Map Book 36, Page 105-A and Map Book 37, Page 6-B, 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 134, Page 85, Deed Book 131, Page 447, Deed Book 257, Page 213, Real Volume 46, Page 69, and Deed Book 156, Page 203, in the Office of the Judge of Probate of Shelby County, Alabama; and

Further excepting therefrom any Easement and/or right of way to Shelby County as recorded in Deed Book 155, Page 331, Deed Book 155, Page 425, Book 2, Page 16, and Book 156, Page 203, in the Office of the Judge of Probate of Shelby County, Alabama; and

Further excepting therefrom any Rights of the public and the State of Alabama, if any, to lands lying below the high water mark, lands that have been created by artificial means, riparian rights; and subject also to the rights of the Federal Government's control over navigable waters and public rights of access to any navigable waters.

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 Grantee, her heirs and assigns, forever; and

THE said Grantor does hereby covenant with and represent unto the said Grantee, her 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

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

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 29th day of February, 2008.

Notary Public State of Florida
Shauna L Kirby
My Commission DD724936
Expires 12/07/2011

_____(SEAL)
Notary Public
My Comm Expires: 12/7/2011

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