



20100611000185480 1/2 \$23.00  
 Shelby Cnty Judge of Probate, AL  
 06/11/2010 09:42:57 AM FILED/CERT

Send tax notice to:  
JARROD CAMPBELL  
3280 RIVERCREST DR S  
HELENA, AL, 35080

This instrument prepared by:  
 Charles D. Stewart, Jr.  
 Attorney at Law  
 4898 Valleydale Road, Suite A-2  
 Birmingham, Alabama 35242

STATE OF ALABAMA

2010145

Shelby County, AL 06/11/2010

SHELBY COUNTY

State of Alabama  
 Deed Tax : \$9.00

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy Thousand Four Hundred Fifty and 00/100 Dollars (\$170,450.00) in hand paid to the undersigned, ADAMS HOMES, LLC, an Alabama limited liability company (hereinafter referred to as "Grantor") by JARROD CAMPBELL and ROBIN RICE (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 2018, ACCORDING TO THE SURVEY OF OLD CAHABA PHASE V, 6TH ADDITION, AS RECORDED IN MAP BOOK 37 PAGE 62 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2009 which constitutes a lien but are not due and payable until October 1, 2010.
2. Building setback lines of 20 feet reserved from River Crest Drive South, as shown by recorded plat.
3. Public utility easements as shown by recorded plat, including a 10 foot easement on the rear of subject lot.
4. Restrictions, limitations and conditions as set out in Map Book 37, page 62, in said Probate Office.
5. Transmission Line Permits to Alabama Power Company recorded in Deed Book 134 Page 85, Deed Book 131 Page 447, Deed Book 247 Page 213, Real 46 Page 69 and Deed Book 230 Page 113 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Book 15 Page 415, Book 61 Page 164, Real 133 Page 277 and Real 321 Page 626 in Probate Office.

\$161,927.50 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, an Alabama limited liability company, by Wayne L. Adams its Managing Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 14th day of May, 2010.

ADAMS HOMES, LLC

By: *Wayne L. Adams*  
WAYNE L. ADAMS  
ITS: MANAGING MEMBER

*Florida*  
STATE OF ~~ALABAMA~~  
COUNTY OF ~~SHELBY~~ *Santa Rosa*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne L. Adams, whose name as Managing Member of ADAMS HOMES, LLC, an Alabama limited liability company, 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, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 14th day of May, 2010.



*Daphne J. Fincher*  
Notary Public  
Print Name: *Daphne J. Fincher*  
Commission Expires: *8/4/10*