

Send tax notice to:
PATRICK FOSHEE
436 RIVER CREST DRIVE N
HELENA, AL, 35080

This instrument prepared by:
Charles D. Stewart, Jr.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2010210

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:


That is consideration of One Hundred Fifty-Eight Thousand Seven Hundred Fifteen and 00/100 Dollars (\$158,715.00) in hand paid to the undersigned, ADAMS HOMES, LLC, A Limited Liability Company (hereinafter referred to as "Grantor") by PATRICK FOSHEE (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 2045, ACCORDING TO THE SURVEY OF OLD CAHABA, PHASE V, 5TH ADDITION, AS RECORDED IN MAP BOOK 37 PAGE 53 IN THE PROBATE OFFICE 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. ANY RIGHTS, INTERESTS, OR CLAIMS OF OPARTIES IN POSSESSION OF THE LAND NOT SHOWN BY PUBLIC RECORDS.
3. ANY ADVERSE CLAIM TO ALL OR ANY PART OF THE LAND WHICH IS NOW UNDER WATER OR WHICH HAS PREVIOUSLY BEEN UNDER WATER BUT FILLED OR EXPOSED THROUGH THE EFFORTS OF MAN.
4. ANY LASE, GRANT, EXCEPTION OR RESERVATION OF MINERALS OR MINERAL RIGHTS ON, AND UNDER SUBJECT LAND.
5. ANY PRIOR RESERVATION OR COVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER PROPERTY.
6. BUILDING SETBACK LINES OF 20 FEET RESERVED FROM RIVER CREST DRIVEN, AS SHOWN BY RECORDED PLAT.
7. PUBLIC UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING A 10 FOOT EASEMENT ON THE REAR OF SUBJECT LOT.
8. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY.
9. EASEMENT AND/OR RIGHT OF WAY TO SHELBY COUNTY.
10. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHERWITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

\$156,605.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


20100706000213190 1/2 \$17.50
Shelby Cnty Judge of Probate, AL
07/06/2010 12:27:35 PM FILED/CERT

Shelby County, AL 07/06/2010
State of Alabama
Deed Tax : \$2.50

IN WITNESS WHEREOF, the said Grantor, ADAMS HOMES, LLC, by WAYNE L. ADAMS, its MANAGING MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 18th day of June, 2010.

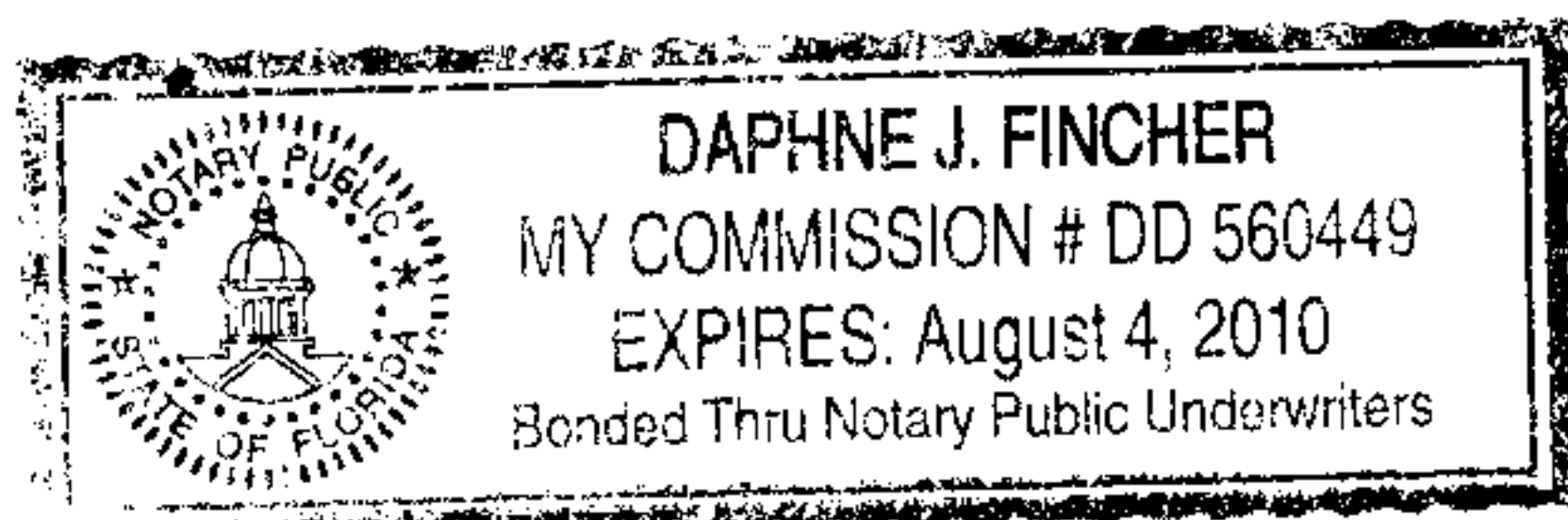
ADAMS HOMES, LLC

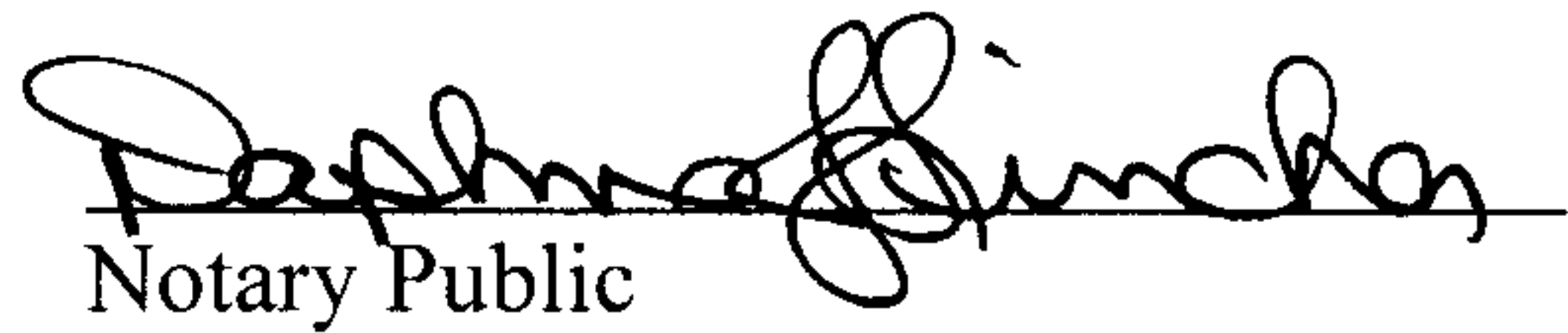

BY: WAYNE L. ADAMS
ITS: MANAGING MEMBER


STATE OF ALABAMA
COUNTY OF SHELBY

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, 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 18th day of June, 2010.




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


20100706000213190 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
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