

Send tax notice to:
BRIAN LEE ROSENOW
3260 RIVER CREST DRIVE SOUTH
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

2010209

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy-Two Thousand Six Hundred Fifty and 00/100 Dollars (\$172,650.00) in hand paid to the undersigned, ADAMS HOMES, LLC (hereinafter referred to as "Grantor") by BRIAN LEE ROSENOW and KAREN ANN ROSENOW (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 2023, ACCORDING TO THE PLAT OF OLD CAHABA PHASE V, 6TH ADDITION, AS RECORDED IN MAP BOOK 27, PAGE 62, 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. Building setback lines of 20 feet reserved from River Crest Drive South, as shown by recorded plat.
3. Utility easements as shown by recorded plat, including an easement of 10 feet along rear.
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 as shown by instrument(s) recorded in Deed Book 134 Page 85, Deed Book 134 Page 85, Deed Book 131 Page 447, Deed Book 257 Page 213 and Real Volume 46, page 69, and Deed Book 156, page 203, in Probate Office.
6. Easement(s) to Shelby County, as shown by instrument recorded in Deed Book 155, page 331 Deed Book 155, page 425, Book 2, page 16, and Book 230 page 113 in said Probate Office.
7. 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 629 in Probate Office.

\$178,347.00 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, by WAYNE L. ADAMS its MANAGING MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 30th day of June, 2010.

ADAMS HOMES, LLC

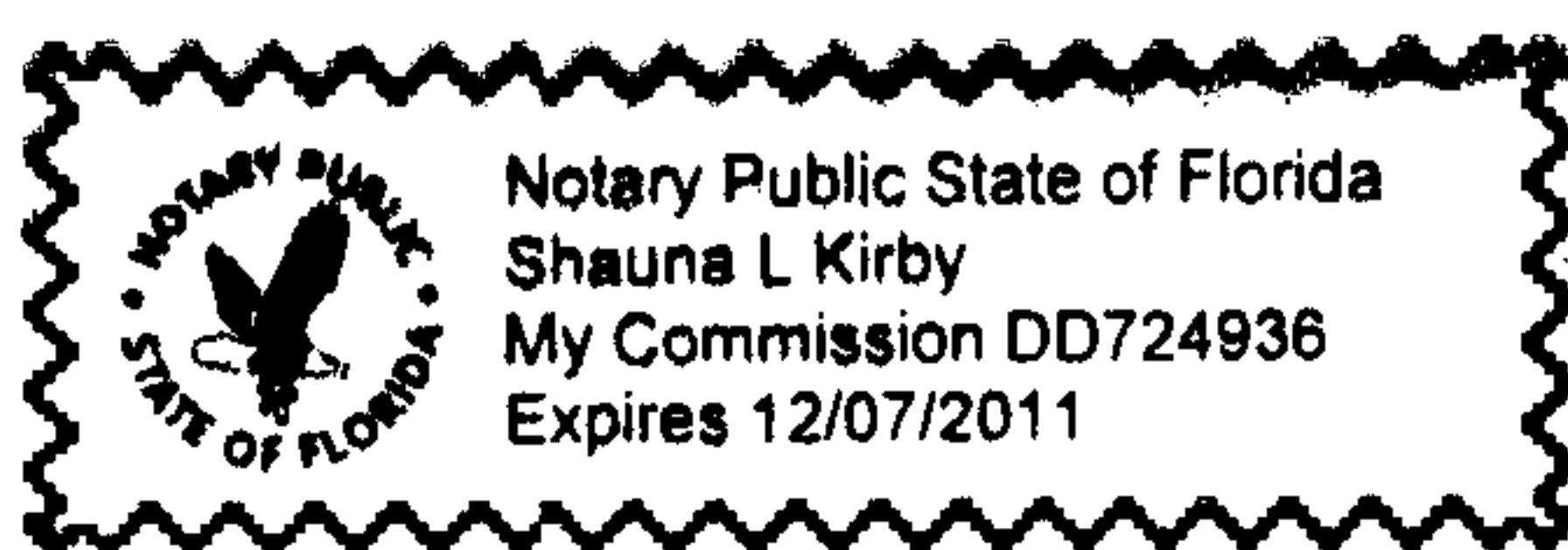
By: 
WAYNE L. ADAMS

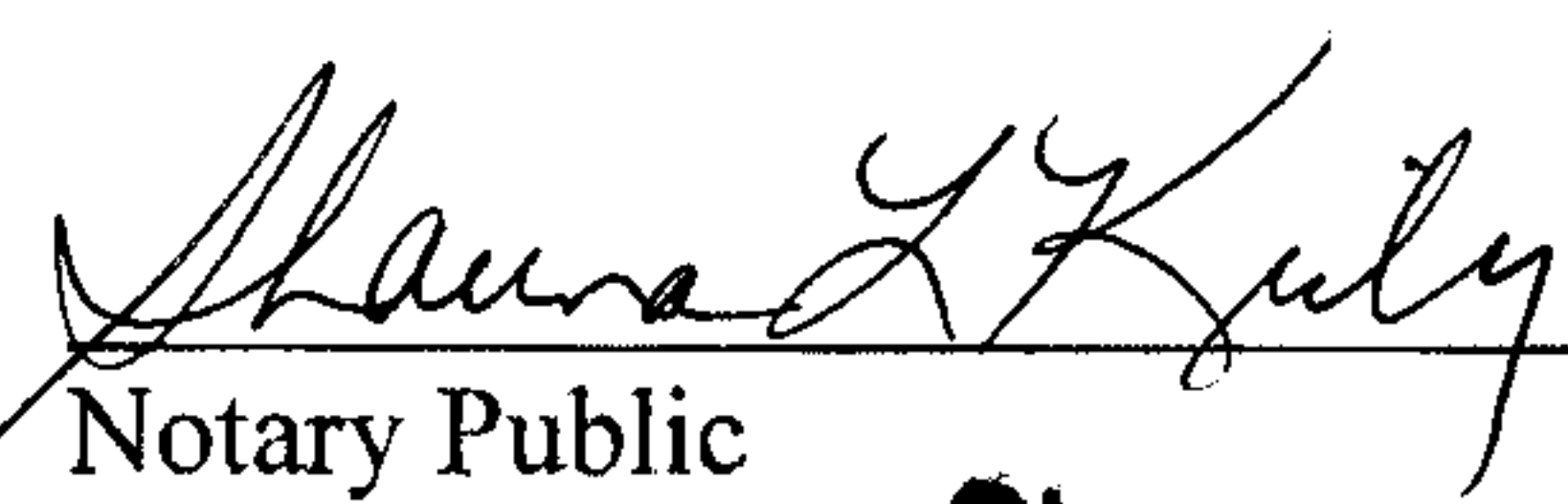
ITS MANAGING MEMBER

STATE OF ~~ALABAMA~~ *Florida*
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, 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 30th day of June, 2010.




Notary Public
Print Name: **Shauna L. Kirby**
Commission Expires: *12/7/2011*