



20110106000005600 1/2 \$96.00
Shelby Cnty Judge of Probate, AL
01/06/2011 11:10:52 AM FILED/CERT

SPECIAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty One Thousand and no/100's Dollars (\$81,000.00) and other good and valuable consideration to the undersigned grantor,

EVABANK

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

ADAMS REALTY, LLC

(hereinafter referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 262, according to the Survey of Waterford Village, as recorded in Map Book 31, Page 135 in the Probate Office of Shelby County, Alabama.

Subject to:

1. 2011 and subsequent years ad valorem taxes.
2. Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions shown on recorded map or visible on said property.
3. Title to mineral and mining rights, privileges and immunities.
4. Right of Way granted to Shelby County recorded in Deed Book 240, page 36 in the Office of the Probate Judge of Shelby County, Alabama.
5. Title to minerals, underlying caption lands with mining rights and privileges belonging thereto as reserved in Instrument No. 1995-1640 and Real Book 345, page 744 in the Office of the Probate Judge of Shelby County, Alabama.
6. Terms and conditions as recorded in Instrument No. 1995-1640 in the Office of the Probate Judge of Shelby County, Alabama.
7. Grant to the State of Alabama for railroad as recorded in Real Book 278, page in the Office of the Probate Judge of Shelby County, Alabama.
8. Release of damages as recorded in Instrument 1995-1640 and Real Book 345, page 744 in the Office of the Probate Judge of Shelby County, Alabama.
9. Eight (8) foot easement on the Northwesterly side of said lot as shown on recorded map.
10. Seven and one-half (7.5) foot alley easement on the Southeasterly side of said lot as shown on recorded map.
11. Restrictions as recorded in Instrument No. 2004-46707 in the Office of the Probate Judge of Shelby County, Alabama.

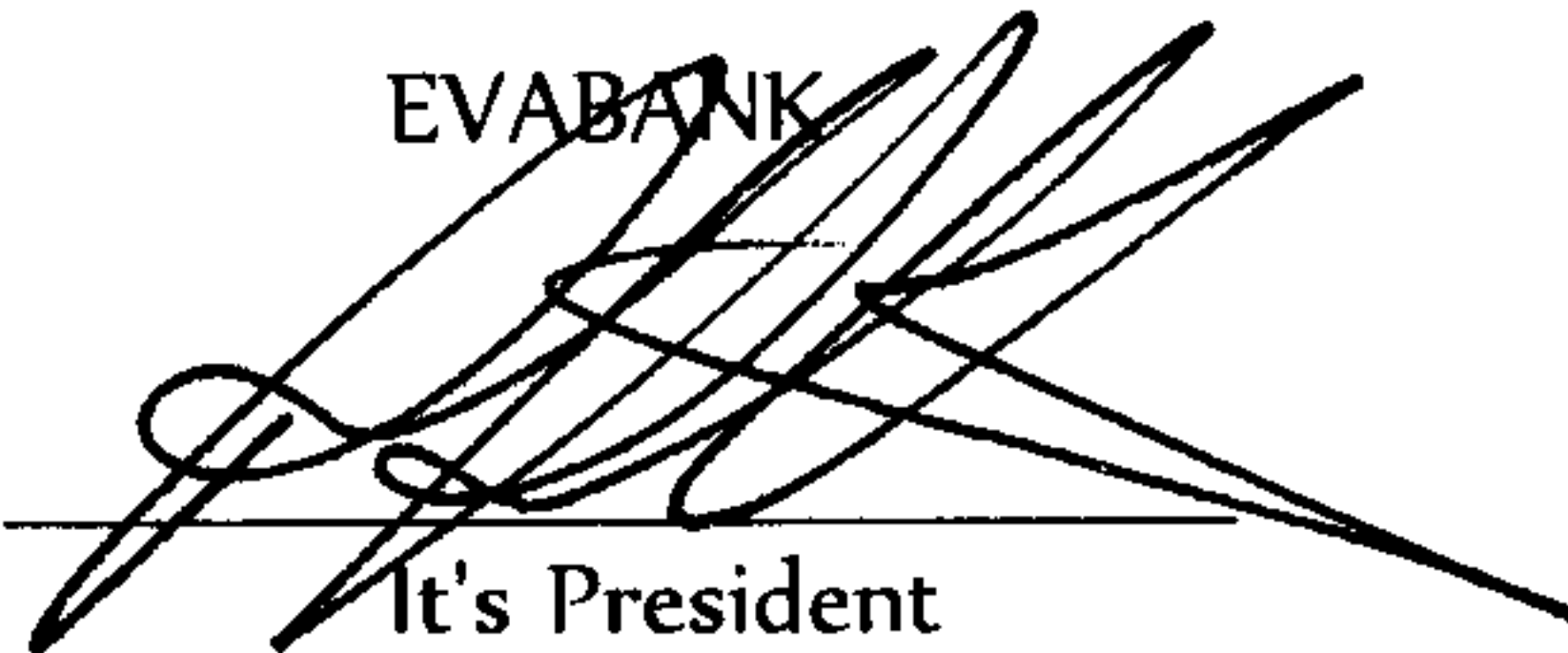
Shelby County, AL 01/06/2011
State of Alabama
Deed Tax: \$81.00

GRANTOR only warrants title from the time GRANTOR obtained title until the date GRANTOR conveys it's interest in the aforesaid property to GRANTEE.

TO HAVE AND TO HOLD, unto the said GRANTEE, it's successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by its officer who is authorized to execute this conveyance has hereunto set its signature and seal this the 30th day of December, 2010.

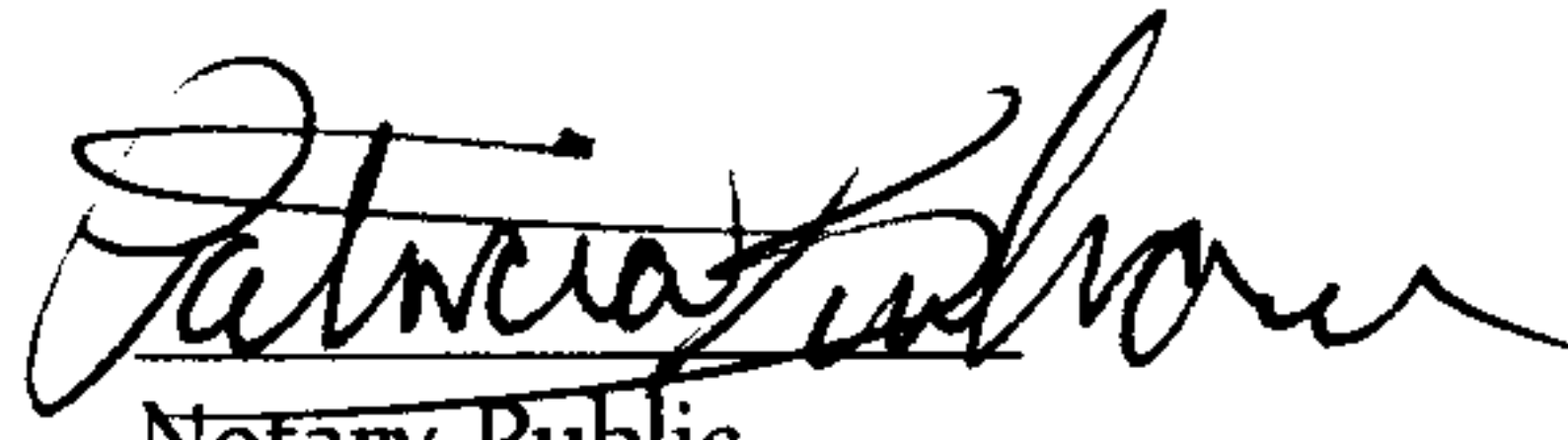
ATTEST:

EVABANK

It's President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, Phillip Crumbley, whose name as President of EvaBank, a corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 30th day of December, 2010.


Notary Public
EXP: 1-13-2013

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith, Attorney
15 Southlake Lane, Suite 150
Birmingham, Alabama 35244

SEND TAX NOTICE TO:
Adams Realty, LLC
5772 Chestnut Trace
Birmingham, Alabama 35244

SEND TAX NOTICE TO: