

Mortgage was previously recorded in Instrument No. 20110207000042300.  
C.S.

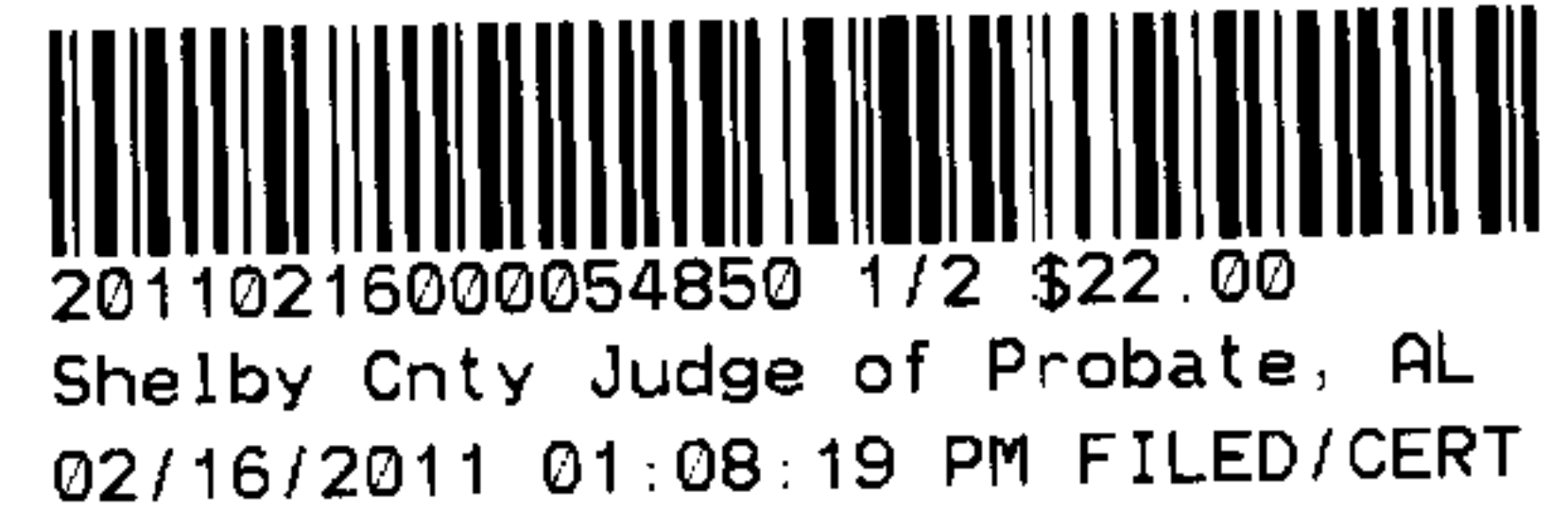
Send tax notice to:  
STANLEY CLEM  
293 STONEY TRAIL  
MAYLENE, AL, 35114

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

STATE OF ALABAMA

2011006

Shelby COUNTY



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thirty-Six Thousand and 00/100 Dollars (\$136,000.00) in hand paid to the undersigned, ADAMS HOMES, LLC (hereinafter referred to as "Grantor") by STANLEY CLEM and CAROL W. CLEM (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 65, according to the map of Stoney Meadows Phase 1, as recorded in Map Book 36, page 107, together with the Affidavit of Michael R. Bridges, PLS, for Stoney Meadows Subdivision Phase 1, as recorded in Inst. #20060323000138000, 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, 2010 which constitutes a lien but are not due and payable until October 1, 2011.
2. Building setback line of 20 feet reserved from Stoney Trail as shown by recorded plat.
3. Utility easements as shown by recorded plat, including a 15 foot utility easement and building setback line along rear.
4. Restrictions, covenants, and conditions as set out in Inst. #20060918000461860, and Inst. #20060726000359530 in Probate Office, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
5. Restrictions, limitations and conditions as set out in Map Book 36, page 107, in said Probate Office.
6. Right(s)-of-Way(s) granted to BellSouth as set out in Inst. #20060125000041030, in said Probate Office of Shelby County, Alabama.
7. Right(s)-of-Way(s) granted to Alabama Power Company as set out in Book 218, page 374; Book 247, page 399 and in Inst #20060201000052500, in the Probate Office of Shelby County, Alabama.
8. 50 foot Easement to Alabama Power Company as shown by Plat of said subdivision located along the rear recorded in Map Book 36, page 107 in said Probate Office.

\$129,200.00 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 14th day of January, 2011.

ADAMS HOMES, LLC

By: \_\_\_\_\_

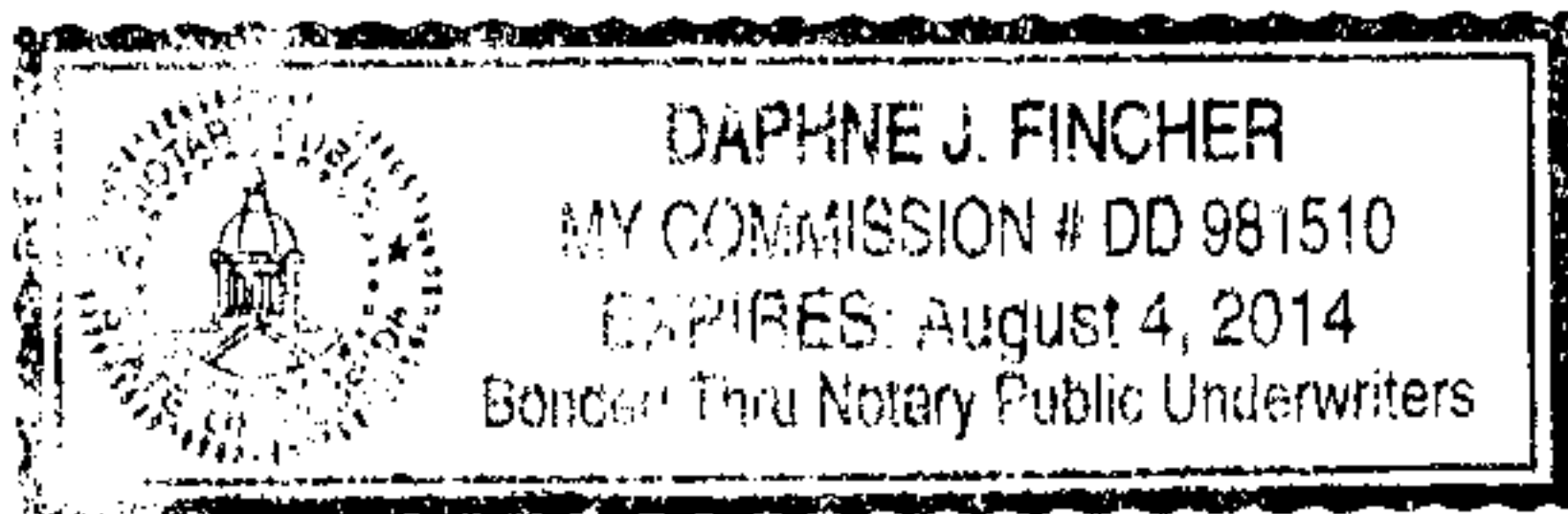
WAYNE L. ADAMS

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 MANAGING MEMBER as 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 14th day of January, 2011.



Daphne J. Fincher  
Notary Public  
Print Name: Daphne J. Fincher  
Commission Expires: 8/4/14

20110216000054850 2/2 \$22.00  
Shelby Cnty Judge of Probate, AL  
02/16/2011 01:08:19 PM FILED/CERT