

Send tax notice to:
NICHOLAS R. HOARD
149 HILLCREST DRIVE
MONTEVALLO, AL, 35115

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

STATE OF ALABAMA

2011145

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Forty-Three Thousand Seven Hundred and 00/100 Dollars (\$143,700.00) in hand paid to the undersigned, ADAMS HOMES LLC, An Alabama Limited Liability Company (hereinafter referred to as "Grantor") by NICHOLAS R. HOARD and HEATHER HOARD (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 174, ACCORDING TO THE SURVEY OF LAKES AT HIDDEN FOREST, PHASE 1, AS RECORDED IN MAP BOOK 36, PAGE 115 IN THE PROBATE OFFICE 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. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
5. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO GAS, OIL, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
6. BUILDING SETBACK LINE OF 25 FEET RESERVED FROM HILLCREST DRIVE AND FROM THE REAR OF SUBJECT LOT AND 7 FEET RESERVED ON EACH SIDE OF SUBJECT LOT AS SHOWN BY RECORDED PLAT.
7. PUBLIC UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 5 FOOT EASEMENT ALONG EACH SIDE.
8. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INST. NO. 29951102000570720 AND INSTRUMENT NO. 20061120000567220 IN PROBATE OFFICE.
9. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 36, PAGE 115 IN SAID PROBATE OFFICE

\$148,911.00 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 27th day of April, 2011.

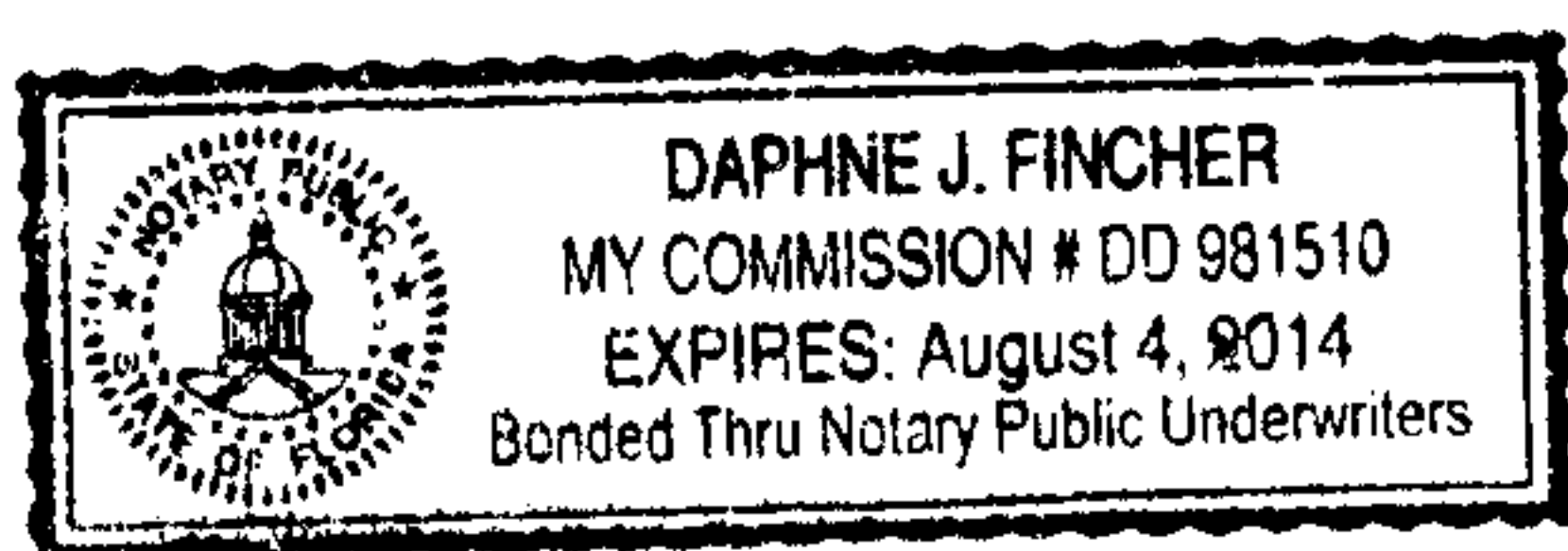
ADAMS HOMES LLC

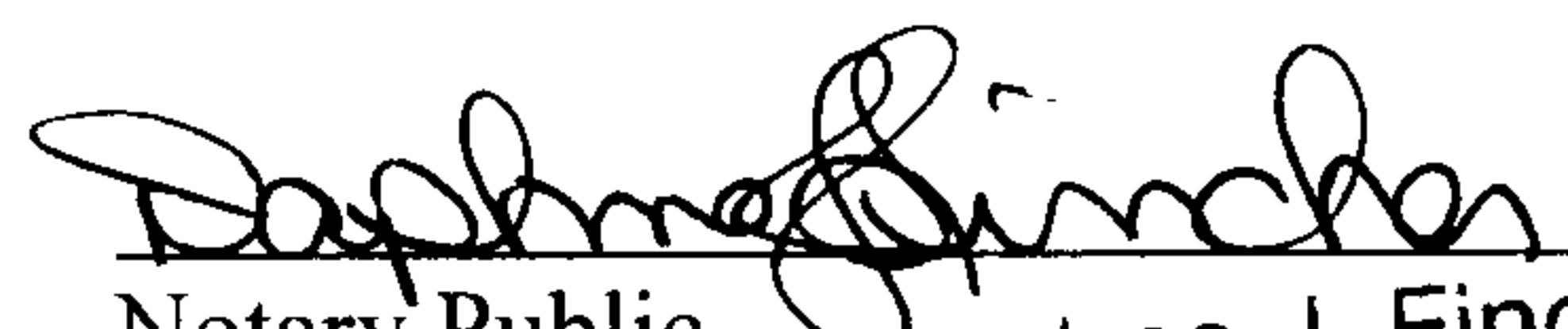

BY: WAYNE L. ADAMS
ITS: MANAGING MEMBER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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 27th day of April, 2011.




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


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Shelby Cnty Judge of Probate, AL
05/20/2011 02:20:10 PM FILED/CERT