

Send tax notice to:

SHARON T. McSWAIN
173 RIVER CREST LANE
HELENA, AL, 350801

This instrument prepared by:

Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2011463

Shelby County, AL 12/06/2011
State of Alabama
Deed Tax: \$4.00

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty-Three Thousand Nine Hundred and 00/100 Dollars (\$153,900.00) in hand paid to the undersigned, ADAMS HOMES LLC (hereinafter referred to as "Grantor") by SHARON T. McSWAIN (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 2074, OLD CAHABA, PHASE V, 6TH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 37, PAGE 62, 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, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. BUILDING SETBACK LINE RESERVED OF 20 FEET FROM RIVER CREST LANE AND RIVER CREST DRIVE (SOUTH) AS SHOWN BY PLAT.
3. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCULDING 5 FEET ON SOUTHEASTERLY BOUNDARY.
4. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 134 PAGE 85; DEED 131 PAGE 447, DEED BOOK 257 PAGE 213; REAL 46 PAGE 69 AND DEED BOOK 230 PAG 113, IN PROBATE OFFICE.
5. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 37, PAGE 62, IN SAID PROBATE OFFICE.
6. EASEMENT TO SHELBY COUNTY, AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 155, PAGE 331, DEED BOOK 155, PAGE 425, AND DEED BOOK 156, PAGE 203 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 DEED BOOK 15, PAGE 415, DEED BOOK 61, PAGE 164; REAL 133 PAGE 277, AND REAL 321, PAGE 626 IN PROBATE OFFICE.

\$149,998.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

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 28th day of November, 2011.

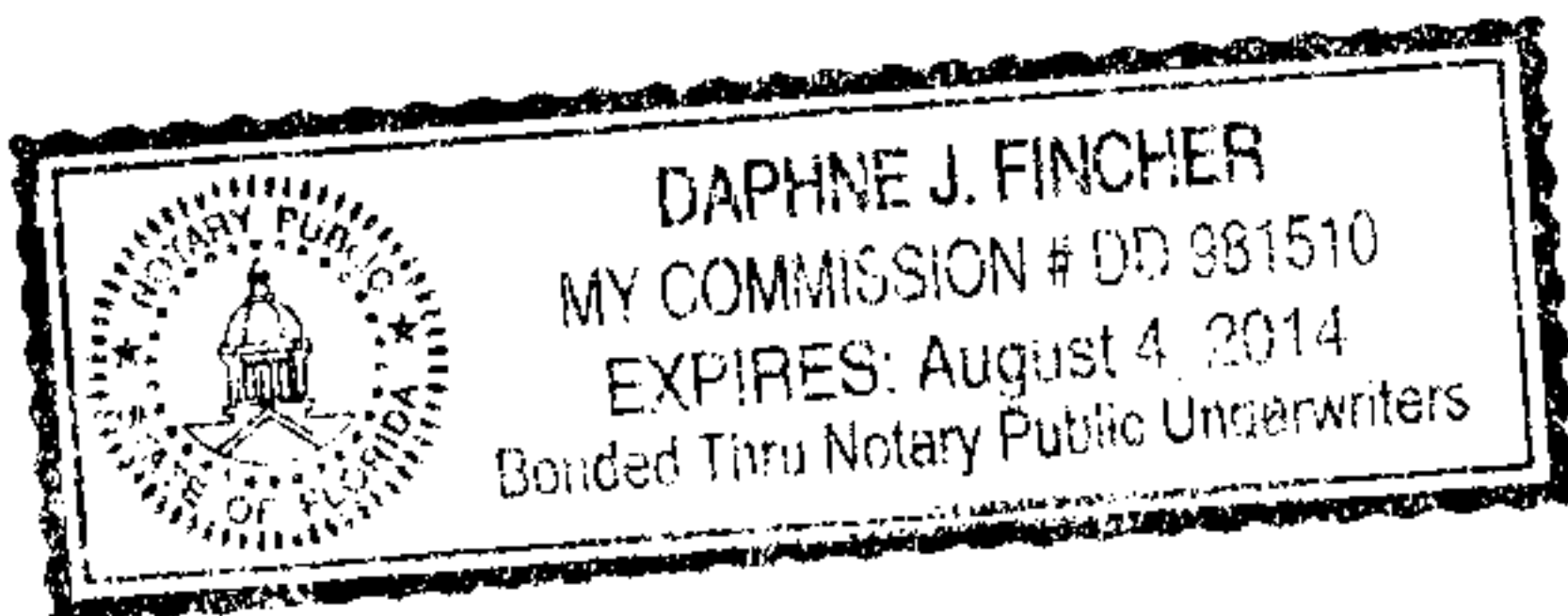
ADAMS HOMES LLC

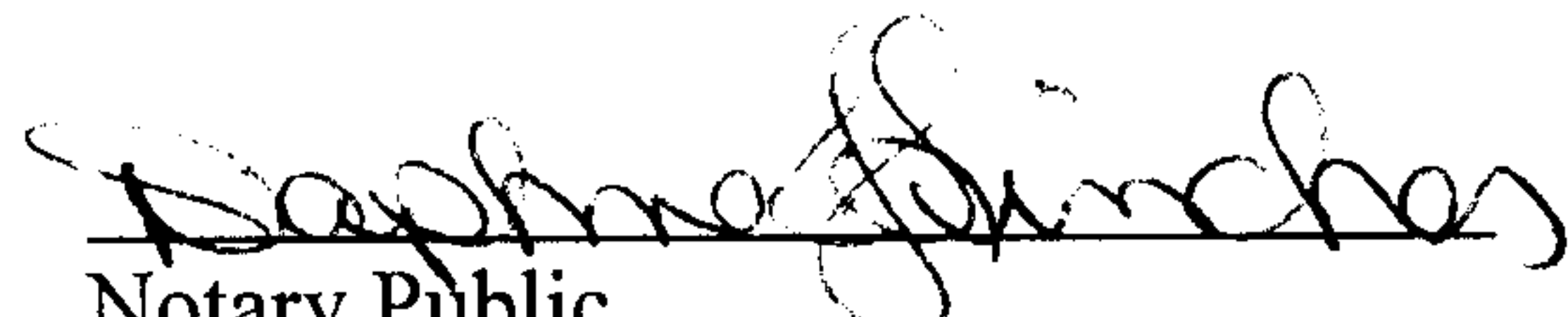

BY: WAYNE L. ADAMS
ITS: MANAGING MEMBER

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 corporation.

Given under my hand and official seal this the 28th day of November, 2011.




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