



20111206000367230 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
12/06/2011 11:05:44 AM FILED/CERT

Send tax notice to:
DONALD SCOTT FALL
309 GOLDEN MEADOWS PLACE
ALABASTER, AL, 35007

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

STATE OF ALABAMA

2011436

Shelby County, AL 12/06/2011
State of Alabama
Deed Tax:\$5.00

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty-Three Thousand Nine Hundred Fifty and 00/100 Dollars (\$183,950.00) in hand paid to the undersigned, ADAMS HOMES LLC (hereinafter referred to as "Grantor") by DONALD SCOTT FALL AND LUCRETIA C. FALL (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 31, ACCORDING TO THE MAP OF GOLDEN MEADOWS SUBDIVISION, AS RECORDED IN MAP BOOK 38, PAGE 80, AS RECORDED 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS OF ASEMENTS, NOT SHOWN BY PUBLIC RECORD.
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 RECORD.
5. ANY ADVERSE CLAIM TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO ANY SUCH PORTION SO CREATED AND RIPARIAN RIGHTS, IF ANY.
6. 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.
7. BUILDING SETBACK LINE RESERVED OF 30 FEET FROM GARDEN MEADOWS DRIVE; 20 FEET FROM REAR AND 13 FEET BETWEEN DWELLINGS WITH AT LEAST ONE SIDE 10 OR MORE FEET AS SHOWN BY PLAT.
8. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 5 FEET LONG NORTH SIDE AND 8 FEET ALONG GOLDEN MEADOWS DRIVE.
9. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INSTRUMENT #20080204000043720 IN PROBATE OFFICE.
10. EASEMENT TO ALABAMA POWER COMPANY.
11. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES.
12. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 38, PAGE 80, IN SAID PROBATE OFFICE.



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\$179,286.00 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 3rd day of November, 2011.

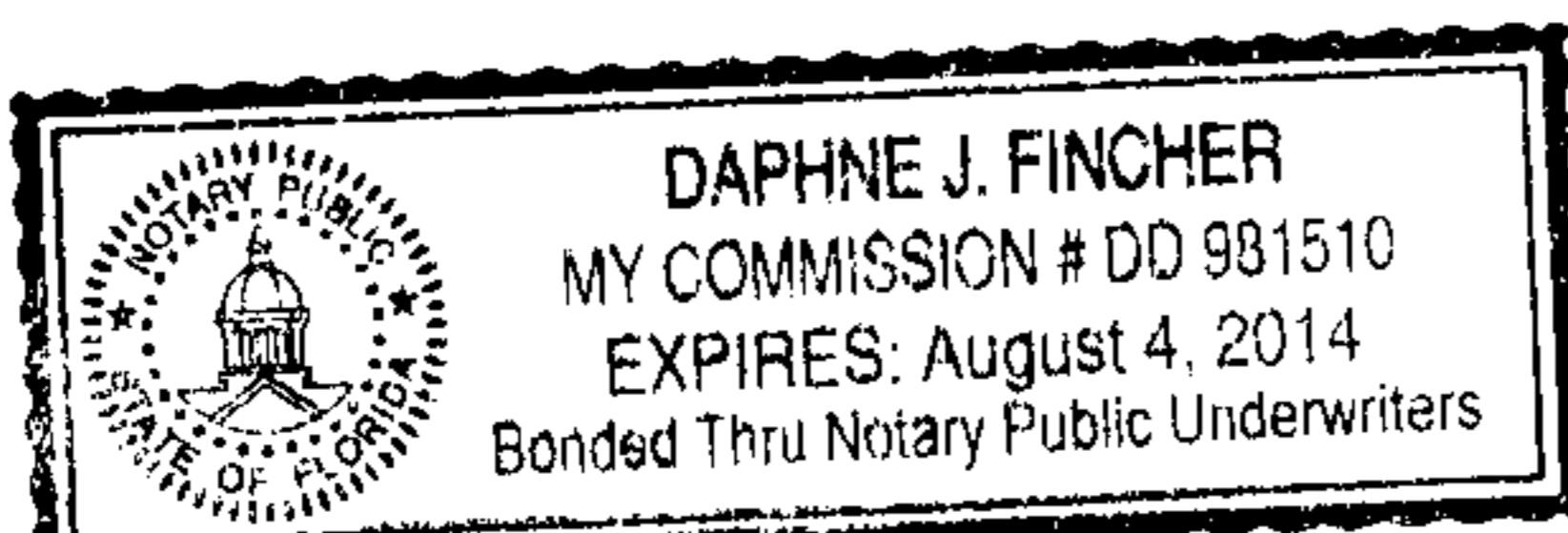
ADAMS HOMES LLC

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 limited liability company.

Given under my hand and official seal this the 3rd day of November, 2011.



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