

Send tax notice to:
ANN LOLLEY
1025 RIVER CREST TRAIL
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

2011462

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:


That is consideration of Two Hundred Forty-Seven Thousand and 00/100 Dollars (\$247,000.00) in hand paid to the undersigned, ADAMS HOMES LLC, A Limited Liability Company (hereinafter referred to as "Grantor") by ANN LOLLEY (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 1842, ACCORDING TO THE PLAT OF OLD CAHABA PHASE V, 2ND ADDITION, MAP BOOK 36, PAGE 105-A, IN THE PROBATE OFFICE 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. RIGHTS OR 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 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 20 FEET FROM RIVER CREST TRAIL AND OLD CAHABA PARKWAY AS SHOWN BY PLAT.
8. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 10 FEET ALONG SOUTHEASTERLY SIDE.
9. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INST. #20050916000481600 AND INST. #20060314000118960, IN PROBATE OFFICE.
10. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS ST OUT IN MAP BOOK 36, PAGE 105, IN SAID PROBATE OFFICE.
11. EASEMENT TO SHELBY COUNTY, AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 155, PAGE 331, DEED BOOK 155, PAGE 425; BOOK 2, PAGE 16 AND BOOK 156, PAGE 203 IN SAID PROBATE OFFICE.
12. EASEMENT GRANTED TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN INST. #20051031000564130 IN SAID PROBATE OFFICE.

Shelby County, AL 12/29/2011
State of Alabama
Deed Tax: \$187.00


20111229000395880 1/2 \$202.00
Shelby Cnty Judge of Probate, AL
12/29/2011 02:22:13 PM FILED/CERT

13. 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 BOOK 15, PAGE 415; BOOK 61, PAGE 164, REAL VOLUME 133, PAGE 277 AND REAL VOLUME 321, PAGE 629, IN THE PROBATE OFFICE.

\$60,000.00 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 29th day of November, 2011.

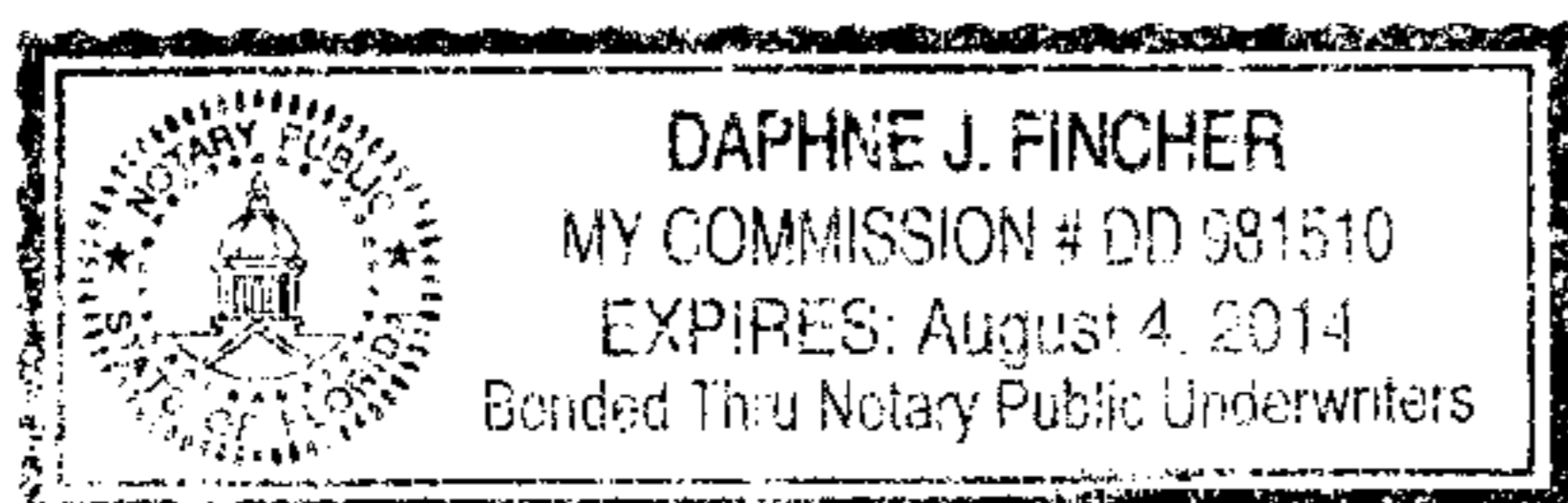
ADAMS HOMES LLC

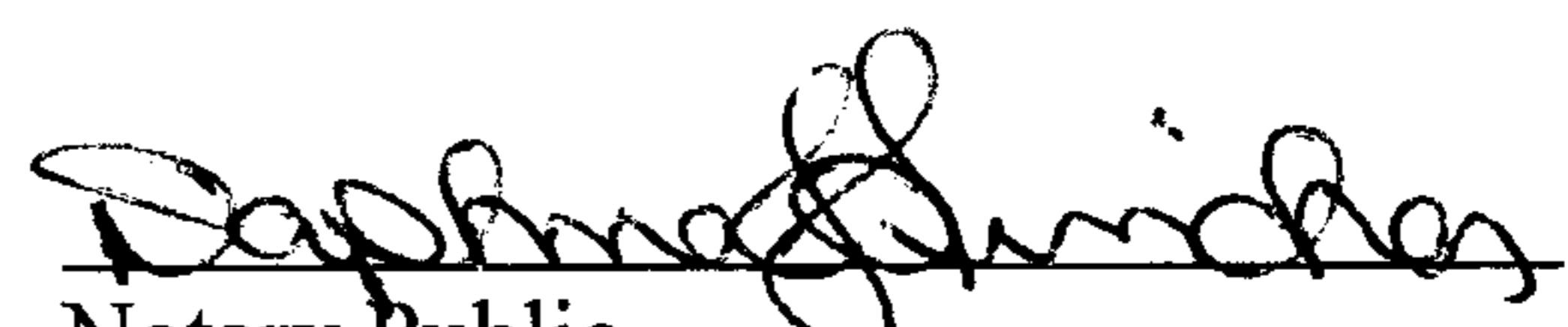

BY: WAYNE L. ADAMS
ITS: MANAGING MEMBER


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, as such Managing Member, executed the same voluntarily for and as the act of said Limited Liability Company

Given under my hand and official seal this the 29th day of November, 2011.




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


20111229000395880 2/2 \$202.00
Shelby Cnty Judge of Probate, AL
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