

Send tax notice to:  
MARTIN E. EWART  
316 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

2012079

Shelby County, AL 03/13/2012  
State of Alabama  
Deed Tax: \$4.50

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy-Six Thousand and 00/100 Dollars (\$176,000.00) in hand paid to the undersigned, ADAMS HOMES LLC, Limited Liability Company (hereinafter referred to as "Grantor") by MARTIN E. EWART AND JENNIFER R. EWART (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 42, 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. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
3. RIGHTS OR CLAIMS OF OPARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
5. 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.
6. 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.
7. 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.
8. BUILDING SETBACK LINE RESERVED OF 30 FEET FROM GOLDEN MEADOWS PLACE; 20 FEET FROM REAR AND 13 FEET FROM SIDE BOUNDARY.
9. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 20 FEET FROM REAR, AND 8 FEET ALONG GOLDEN MEADOWS PLACE.
10. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INSTRUMENT #2008020400043720, IN PROBATE OFFICE.
11. EASEMENT TO ALABAMA POWER COMPANY, AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 123 PAGE 416, IN SAID PROBATE OFFICE.
12. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN INSTRUMENT

#20061212000601820 AND COVENANTS PERTAINING THERETO  
RECORDED IN INSTRUMENT #200612123000601630 IN SAID PROBATE  
OFFICE.

13. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP  
BOOK 38, PAGE 80, IN SAID PROBATE OFFICE.

\$171,538.00 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 24th day of February, 2012.

ADAMS HOMES LLC

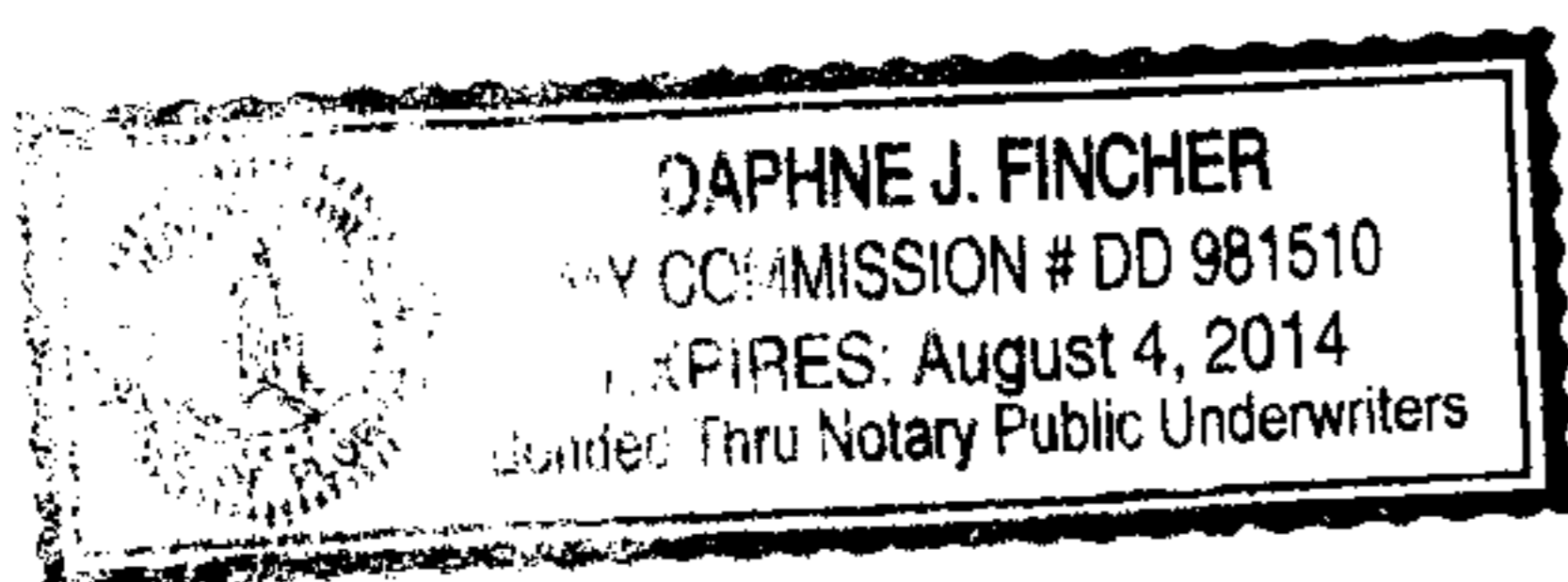
  
BY: WAYNE L. ADAMS


ITS: MANAGING MEMBER

STATE OF FLORIDA  
COUNTY OF ESCAMBIAN

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 24th day of February, 2012.



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