

Send tax notice to:
MALCOLM R. BRAID
1137 SILVER CREEK LANE
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

2012061

Shelby County, AL 03/13/2012
State of Alabama
Deed Tax:\$54.00

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty-Two Thousand One Hundred Twenty-Seven and 00/100 Dollars (\$182,127.00) in hand paid to the undersigned, ADAMS HOMES LLC, A Limited Liability Company (hereinafter referred to as "Grantor") by MALCOLM R. BRAID and CAROLYN COLLAND (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 359, ACCORDING TO THE SURVEY OF SILVER CREEK, SECTOR III, PHASE II, AS RECORDED IN MAP BOOK 36, PAGE 104, 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.
3. RIGHTS OR CLAIMS OF PARTIES 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.
7. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OR 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 SILVER CREEK AND 30 FEET ALONG REAR AS SHOWN BY PLAT.
9. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INST. #2001-25063; INST. #20070522000237880 AND INST. #20071008000468800.
10. EASEMENT TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN INST. #20050804000396630.
11. UNDERGROUND UTILITY EASEMENT GRANTED TO ALABAMA POWER COMPANY, AS SHOWN BY INSTRUMENT RECORDED IN INST. #20050804000396640 AND INST. #20071114000522120.
12. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 36, PAGE 104, IN SAID PROBATE OFFICE.



20120313000087820 2/2 \$69.00
 Shelby Cnty Judge of Probate, AL
 03/13/2012 01:59:32 PM FILED/CERT

\$128,260.00 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 16th day of February, 2012.

ADAMS HOMES LLC

BY: WAYNE L. ADAMS

ITS: MANAGING MEMBER

STATE OF ALABAMA
 COUNTY OF SHELBY

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 16th day of February, 2012.

Notary Public

Print Name: Daphne J. Fincher

Commission Expires: 2/1/14

