

Send tax notice to:
BETTY J. COMER
4213 OLD CAHABA PARKWAY
HELENA, AL, 35080

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

STATE OF ALABAMA

2012227

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Fifty-Two Thousand and 00/100 Dollars (\$252,000.00) in hand paid to the undersigned, ADAMS HOMES LLC, a Limited Liability Company (hereinafter referred to as "Grantor") by BETTY J. COMER and ROGER C. COMER (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 1824, OLD CAHABA PHASE V, 2ND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 36, PAGE 105-A, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF 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. ALL ASSESSMENTS AND TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
5. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
6. ROAD, WAYS, STREAMS OR EASEMENTS, IF ANY, NOT SHOWN OF RECORDED, RIPARIAN RIGHTS AND THE TITLE TO ANY FILLED-IN LANDS.
7. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
8. BUILDING SETBACK LINE OF 20 RESERVED FROM OLD CAHABA PARKWAY.
9. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 10 FEET FROM THE REAR OF LOT.
10. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT.
11. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 36, PAGE 105-A, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
12. EASEMENT RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY.
13. EASEMENT AND/OR RIGHT OF WAY GRANTED TO SHELBY COUNTY.

14. RESERVATIONS AFFECTING RIGHTS IN OIL, GAS OR ANY OTHER MINERALS LYING UPON OR BENEATH THE LANDS PURSUANT TO THE INSTRUMENT RECORDED.

\$ -0- 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 17th day of May, 2012.

ADAMS HOMES LLC

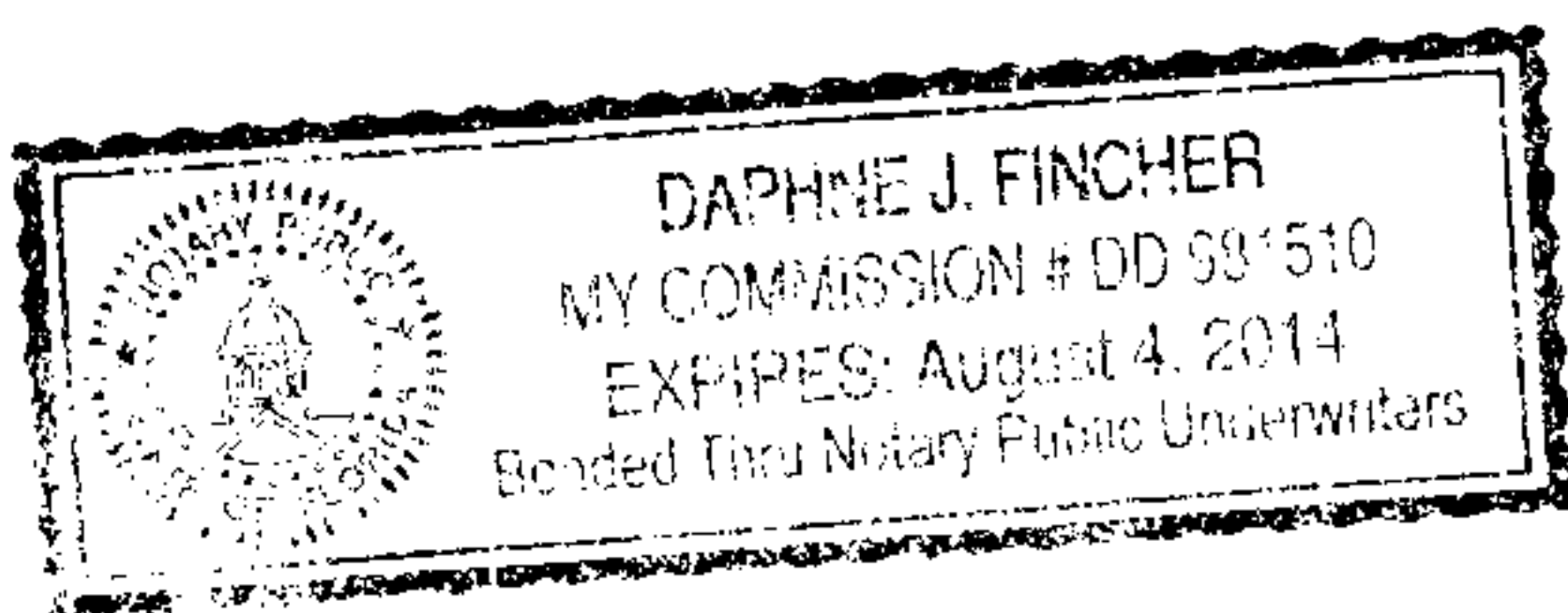

BY: WAYNE L. ADAMS

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 17th day of May, 2012.




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


20120622000220280 2/2 \$267.00
Shelby Cnty Judge of Probate, AL
06/22/2012 11:39:38 AM FILED/CERT

Shelby County, AL 06/22/2012
State of Alabama
Deed Tax: \$252.00