

Send tax notice to:  
JAMES MIRANDA  
309 CRISFIELD CIRCLE  
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

2012218

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thirty Thousand Eight Hundred and 00/100 Dollars (\$130,800.00) in hand paid to the undersigned, ADAMS HOMES LLC, A Limited Liability Company (hereinafter referred to as "Grantor") by JAMES MIRANDA and WANDA MIRANDA (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 55, CHESAPEAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 37, PAGE 123 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.
3. 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.
4. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM AVIATORS VIEW DRIVE, 20FEET RESERVED FROM CRISFIELD CIRCLE, 25 FEET ALONG THE SOUTHERLY LOT LINE AND 10 FEET ALONG THE EASTERLY LOT LINE, AS SHOWN PER PLAT.
5. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING, 8 FEET ALONG AVIATORS VIEW DRIVE AND 8 FEET ALONG CRISFIELD CIRCLE, AS SHOWN PER PLAT.
6. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INST. NO. 20070307000104700 IN PROBATE OFFICE.
7. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN INST. NO. 20060828000422400 IN PROBATE OFFICE.
8. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 37, PAGE 123, IN THE PROBATE OFFICE OF SHELBY, ALABAMA.

\$ -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

  
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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 8th day of May, 2012.

ADAMS HOMES LLC

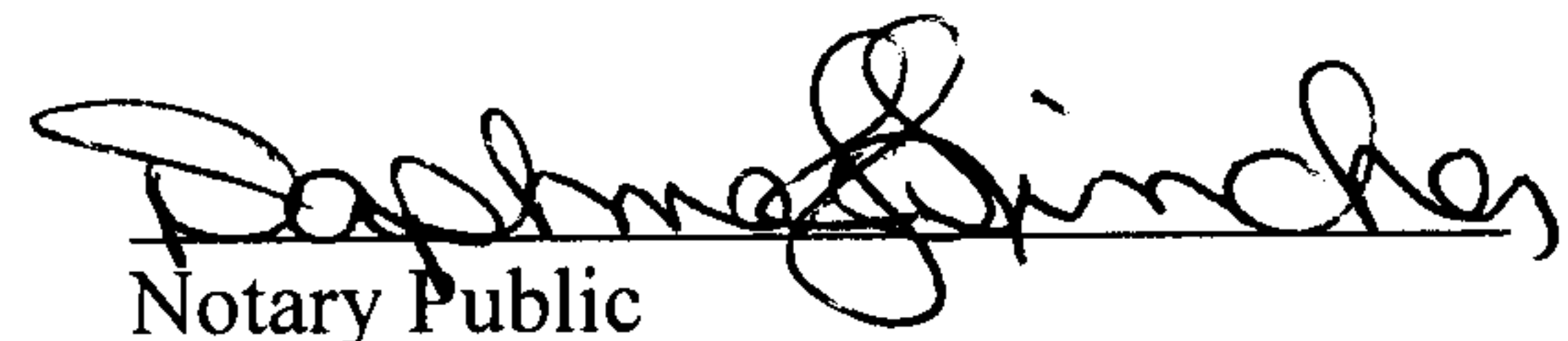
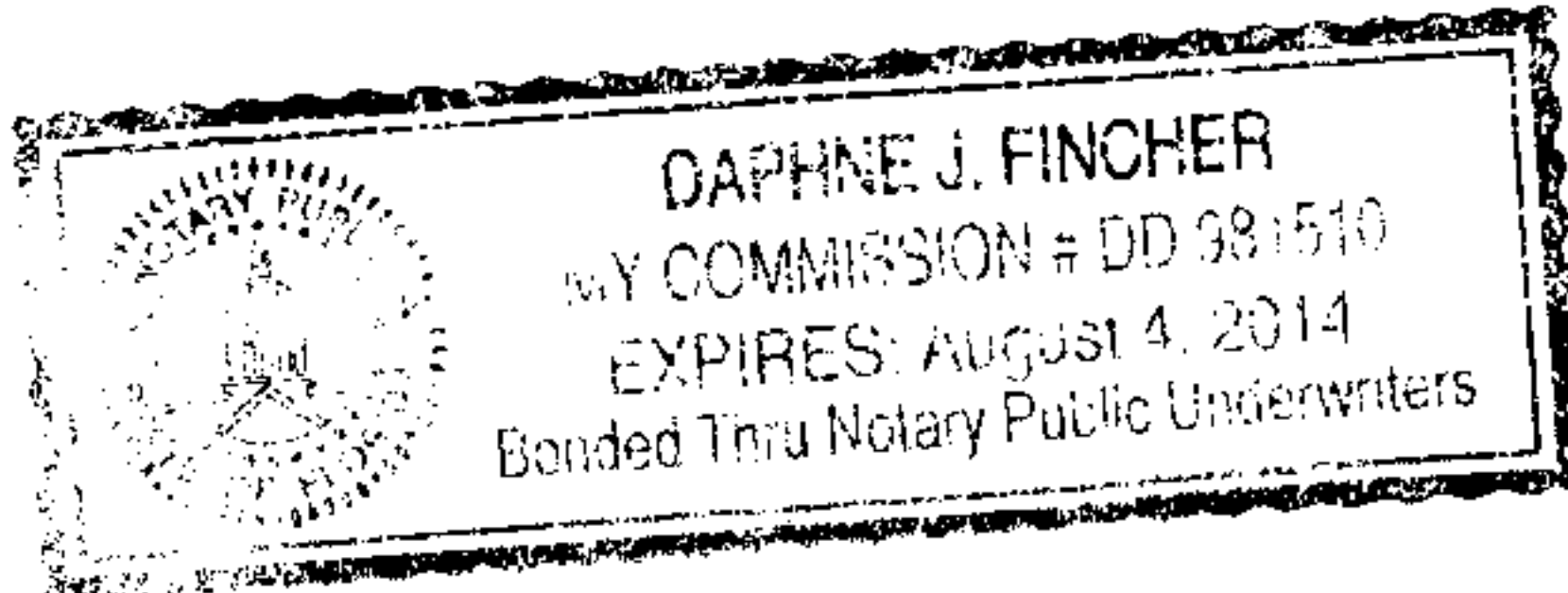


BY: WAYNE L. ADAMS  
ITS: MANAGING MEMBER

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 limited liability company.

Given under my hand and official seal this the 8th day of May, 2012.



Notary Public

Print Name: Daphne J. Fincher

Commission Expires: 5/1/14



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Shelby County, AL 07/24/2012  
State of Alabama  
Deed Tax: \$131.00