

Send tax notice to:
MICHELLE TOMBRELLO
109 RIVER CREST LANE
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

2012301

Shelby COUNTY

WARRANTY DEED


20120724000266240 1/2 \$50.00
Shelby Cnty Judge of Probate, AL
07/24/2012 02:17:18 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy-Three Thousand Seven Hundred and 00/100 Dollars (\$173,700.00) in hand paid to the undersigned, ADAMS HOMES LLC, a Limited Liability Company (hereinafter referred to as "Grantor") by MICHELLE TOMBRELLO (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 2090, ACCORDING TO THE SURVEY OF OLD CABAHA, PHASE V, 5TH ADDITION, AS RECORDED IN MAP BOOK 37, PAGE 53, 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 YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
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.
6. ANY ADVERSE CLAIMS TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR ACRETED TO ANY SUCH PORTION SO CREATED AND RIPARIAN RIGHTS, IF ANY.
7. BUILDING SETBACK OLINE OF 20 FEET RESERVED FROM RIVER CREST LANE, AS SHOWN PER PLAT.
8. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERE.
9. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN MAP BOOK 37, PAGE 53, IN PROBATE OFFICE.
10. TRANSMISSION LINE PERMITE GRANTED TO ALABAMA POWER COMPANY.
11. EASEMENT GRANTED TO SHELBY COUNTY.


\$138,960.00 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 26th day of June, 2012.

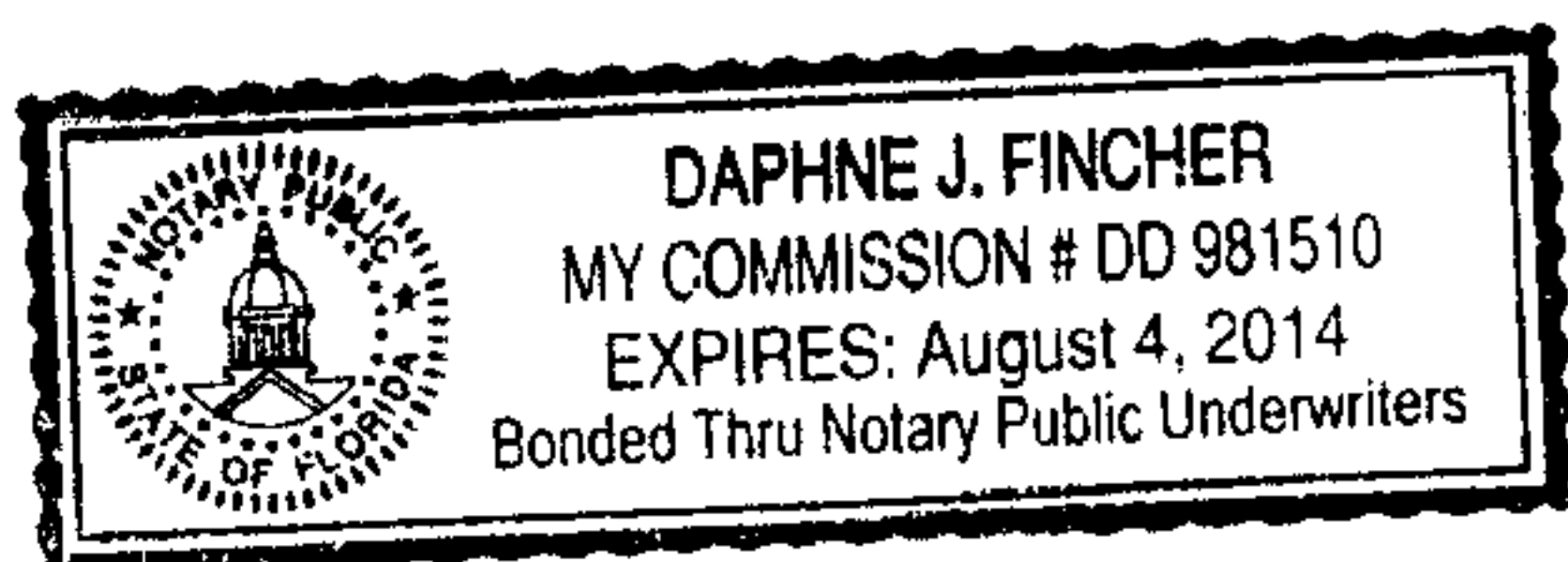
ADAMS HOMES LLC

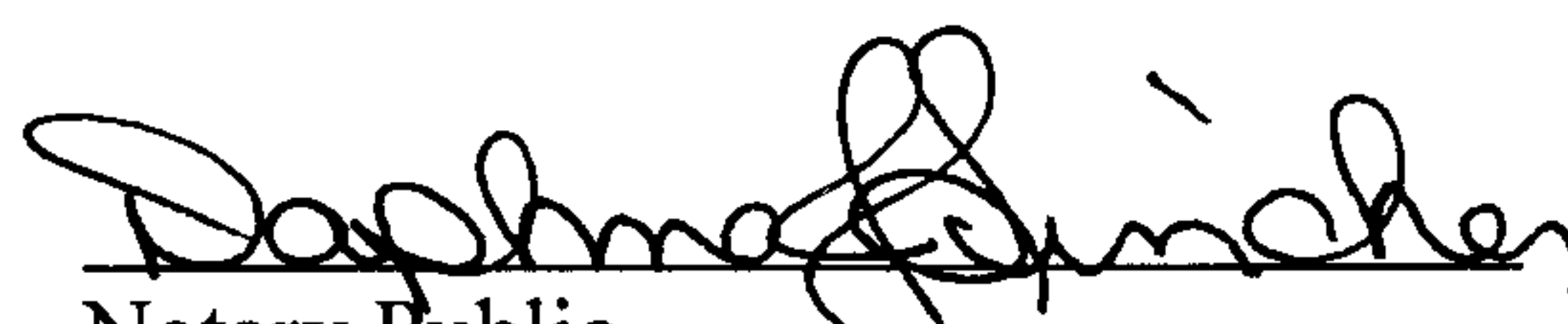

BY: WAYNE L. ADAMS
ITS: MANAGING MEMBER


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 26th day of June, 2012.




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


20120724000266240 2/2 \$50.00
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Shelby County, AL 07/24/2012
State of Alabama
Deed Tax: \$35.00