


Send tax notice to:
NORMAN BERNARD
1001 CONNER 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

2012275

Shelby COUNTY


20120724000266260 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
07/24/2012 02:17:20 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty-Seven Thousand Nine Hundred and 00/100 Dollars (\$187,900.00) in hand paid to the undersigned, ADAMS HOMES LLC (hereinafter referred to as "Grantor") by NORMAN BERNARD and JoANNE BERNARD (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 435, SILVER CREEK SECTOR III, PHASE II, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 36, PAGE 104, 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. 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 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 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 PROPERTY.
8. TAXES AND SPECIAL ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS.
9. BUILDING SETBACK LINE OF 35 FEET RESERVED FROM CONNOER CIRCLE, 35 FEET FROM SILVER CREEK LANE, AND 35 FEET FROM REAR, AS SHOWN PER PLAT.
10. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INST. NO. 2000-25063.
11. EASEMENTS GRANTED TO ALABAMA POWER COMPANY.
12. RESTRICTIONS, LIMATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 36, PAGE 104.

\$194,100.00 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 8th day of June, 2012.

ADAMS HOMES LLC

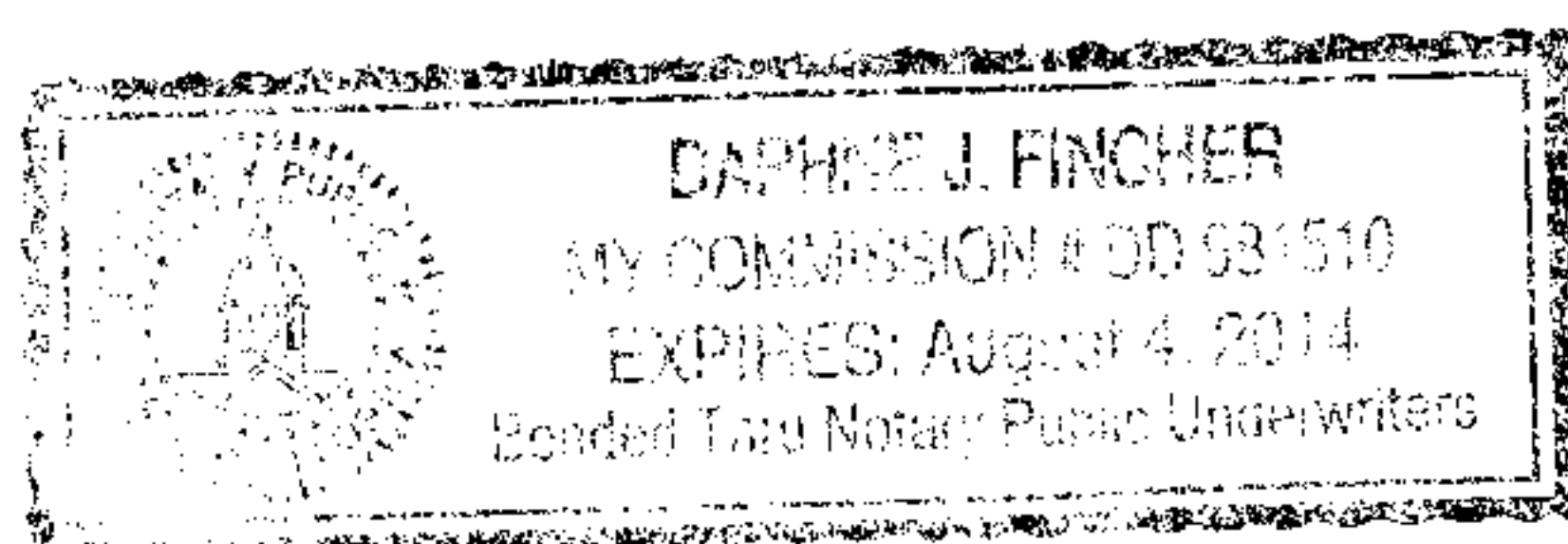

BY: WAYNE L. ADAMS

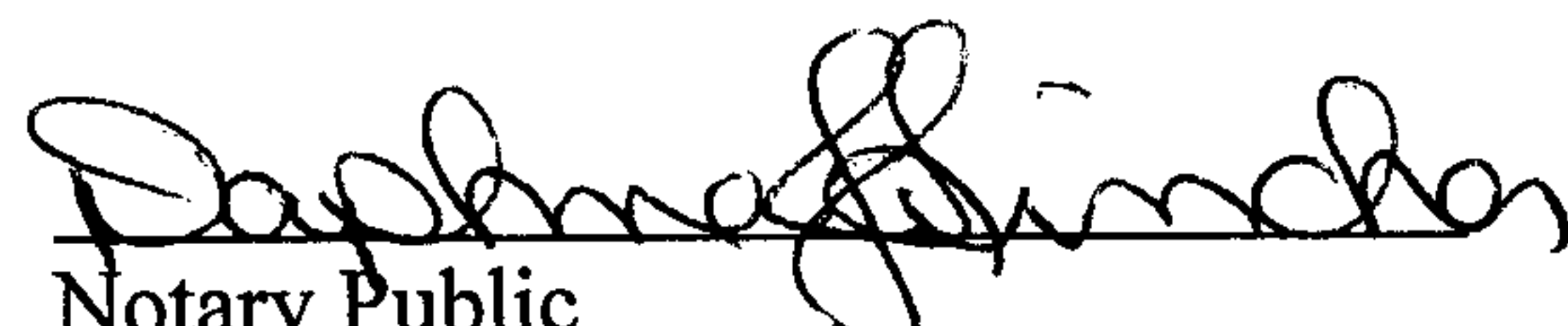
ITS: MANAGING MEMBER


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 8th day of June, 2012.




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


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