


Send tax notice to:  
SONIA DEYAMPERT  
174 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

2012354

Shelby COUNTY

  
20120823000315220 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
08/23/2012 08:40:55 AM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty-Eight Thousand One Hundred Twenty-Five and 00/100 Dollars (\$188,125.00) in hand paid to the undersigned, ADAMS HOMES LLC, a Limited Liability Company (hereinafter referred to as "Grantor") by SONIA DEYAMPERT (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 2110 ACCORDING TO OLD CAHABA, PHASE V, 6TH ADDITION, AS RECORDED IN MAP BOOK 37, PAGE 62, 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 YET 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 THE 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 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 SUBJECT PROPERTY.
8. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM RIVER CREST LANE, AS SHOWN PER PLAT.
9. UTILITY EASEMENTS AS SHOWN BY RECORDED LAT, INCLUDING, 5 FEET ALONG NORTHWesterly BOUNDARY.
10. TRANSMISSION LINE PERMIT GRANTED TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 134, PAGE 85, IN PROBATE OFFICE.
11. TRANSMISSION LINE PERMIT GRANTED TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 257, PAGE 213, IN PROBATE OFFICE.
12. TRANSMISSION LINE PERMIT GRANTED TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 46, PAGE 69, IN PROBATE OFFICE.



13. TRANSMISSION LINE PERMITS GRANTED TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 230, PAGE 113, IN THE PROBATE OFFICE.
14. EASEMENT GRANTED TO SHELBY COUNTY, AS SET OUT IN DEED BOOK 155, PAGE 331, DEED BOOK 155, PAGE 425, BOOK 2, PAGE 16 AND DEED BOOK 156, PAGE 203.
15. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE REMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED BOOK 15, PAGE 415. DEED BOOK 61, PAGE 164, REAL 133, PAGE 277 AND REAL 321, PAGE 6629.
16. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 37, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$188,125.00 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 23rd day of July, 2012.

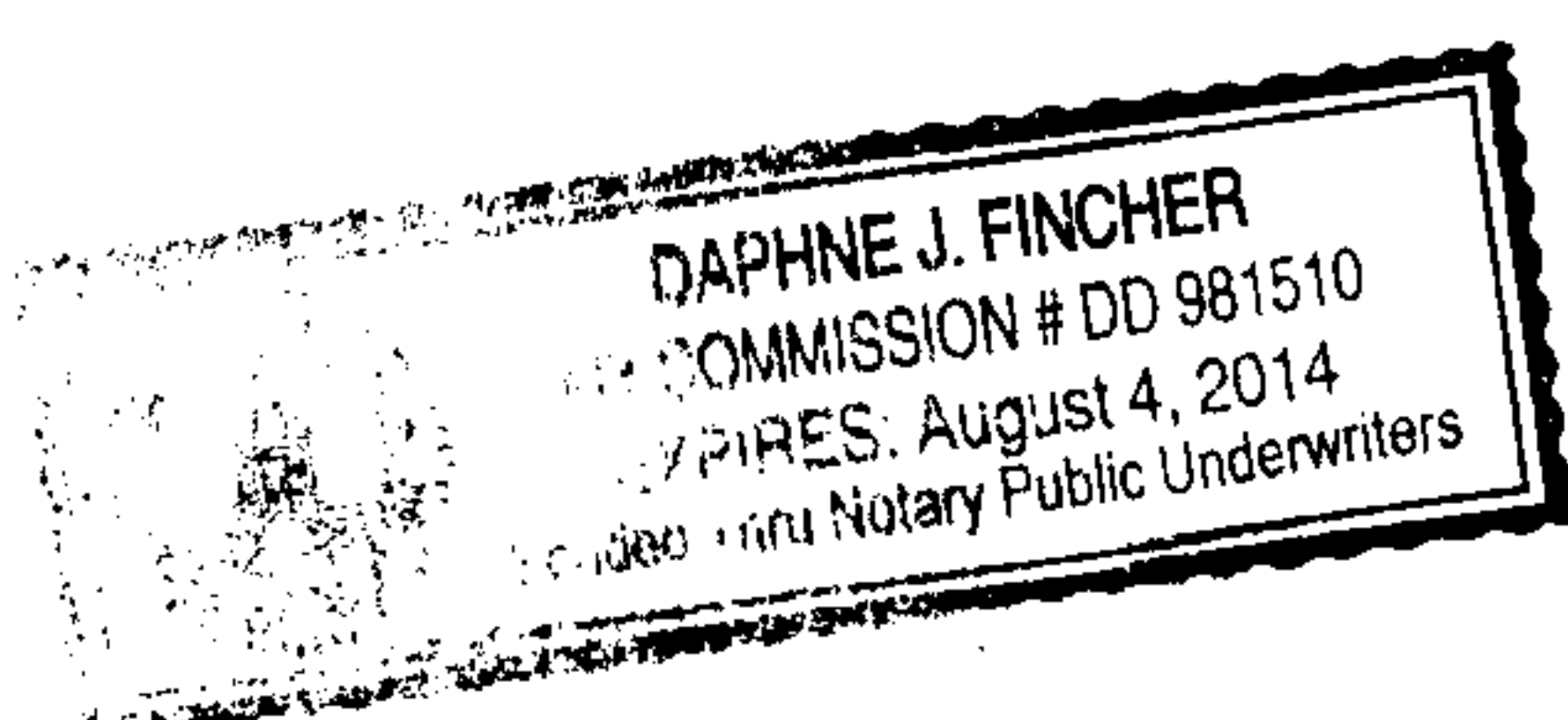
ADAMS HOMES LLC

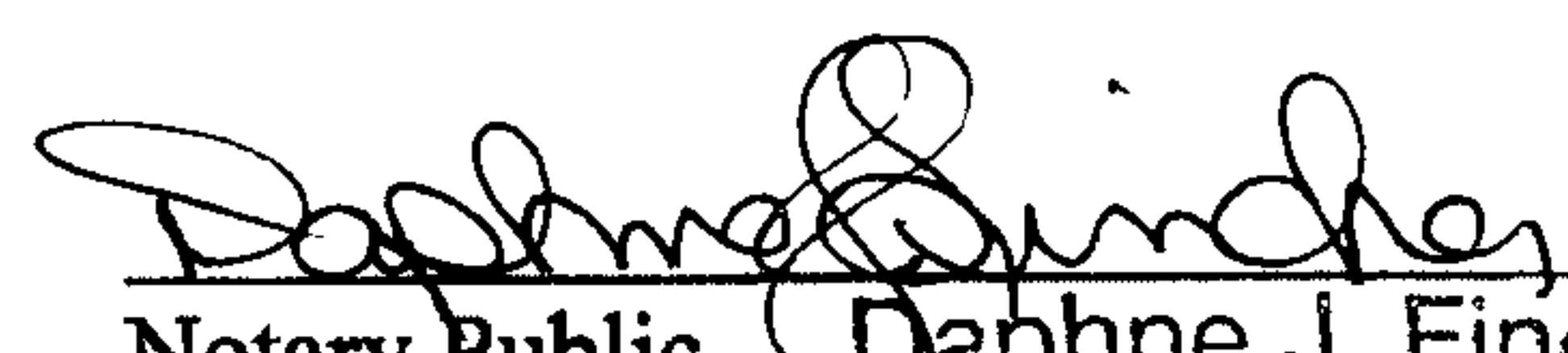
  
BY: WAYNE L. ADAMS  
ITS: MANAGING MEMBER

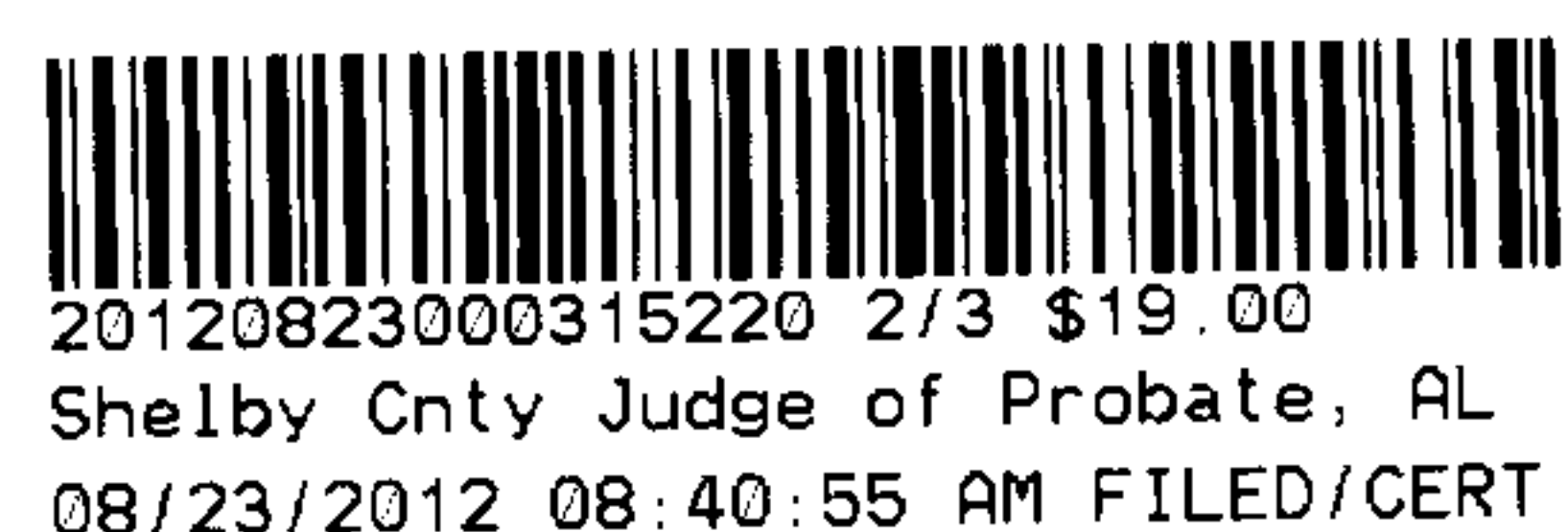
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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 23rd day of July, 2012.



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





# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name  
Mailing Address

Adams Home  
266 A Yeager Parkway  
Helena, AL 357124

Grantee's Name  
Mailing Address

Sonia Dwyer  
174 River Crest Lane  
Helena, AL 35061

Property Address

174 River Crest Lane  
Helena, AL 35061

Date of Sale

7/23/12

Total Purchase Price

\$188,125.00

or

Actual Value

\$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other



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If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_

Print

Valerie A. England

☐ Unattested

Sign

Valerie A. England

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS

8th COUNTY OF SHELBY

DAY OF AUGUST, 2012

Form RT-1

NOTARY PUBLIC