

THE PURCHASE PROCEEDS OF THIS DEED WERE RECORDED IN MORTGAGE INSTRUMENT NO.
20120622000220780.

Send tax notice to:
JAMES HENRY DAVIS
112 SOUTHFIELD DRIVE
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

2012273

Shelby COUNTY


20120823000315470 1/3 \$47.50
Shelby Cnty Judge of Probate, AL
08/23/2012 09:22:58 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Forty-Three Thousand Sixty and 00/100 Dollars (\$143,060.00) in hand paid to the undersigned, ADAMS HOMES LLC, A LIMITED LIABILITY COMPANY(hereinafter referred to as "Grantor") by JAMES HENRY DAVIS and DEBORAH KAY DAVIS (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 4A, ACCORDING TO THE RESURVEY OF LOTS 4 AND 5, SOUTHFIELD GARDENS AS RECORDED IN MAP BOOK 42, PAGE 127, 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 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 THE PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
5. 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.
6. BUILDING SETBACK LINE OF 20 FEET FROM SOUTHFIELD DRIVE AND 15 FEET FROM REAR, AS SHOWN PER PLAT.
7. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INST. #20071128000540340 IN PROBATE OFFICE.
8. ASEMENT GRANTED TO PLANTATION PIPE LINE AS SET OUT IN DEED BOOK 112, PAGE 260, IN THE PROBATE OFFICE.
9. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 42, PAGE 127, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$114,000.00 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

Shelby County, AL 08/23/2012
State of Alabama
Deed Tax: \$29.50

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 15th day of June, 2012.

ADAMS HOMES LLC

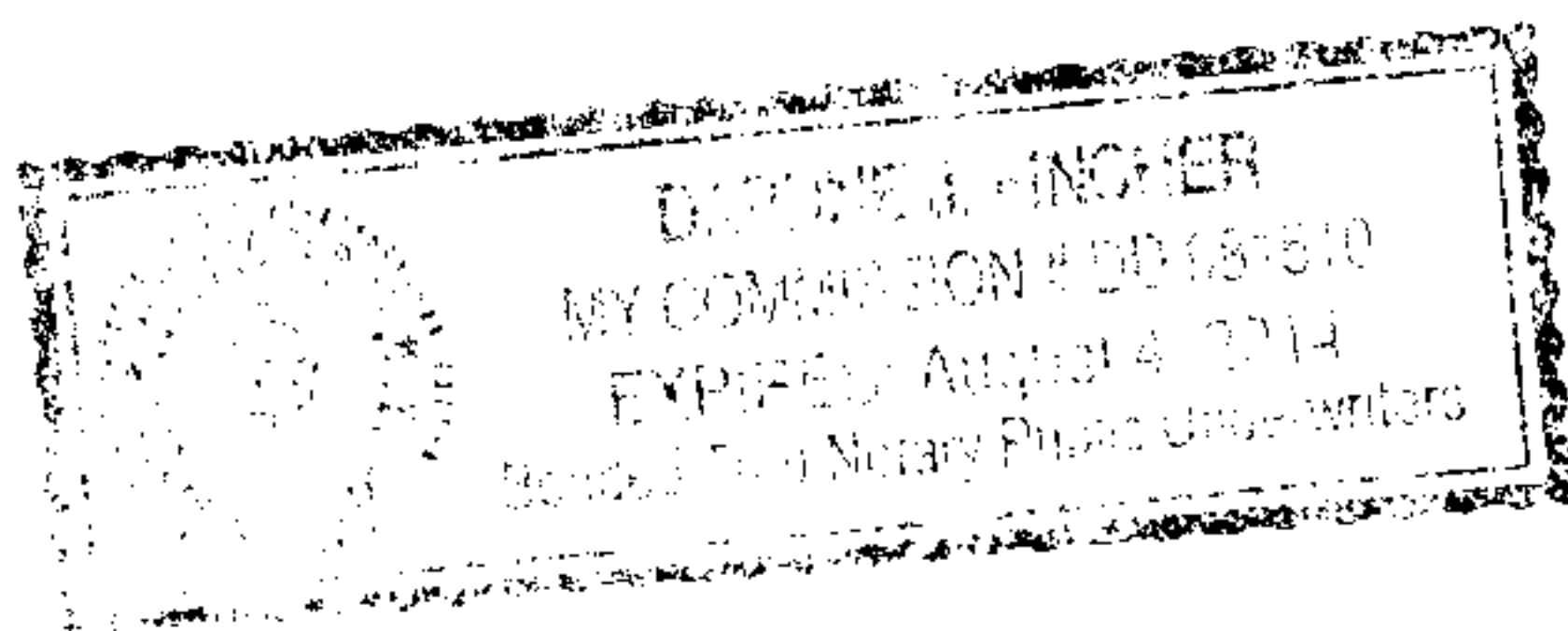

BY: WAYNE L. ADAMS

ITS: MANAGING MEMBER

STATE OF ALABAMA
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 15th day of June, 2012.




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


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Real Estate Sales Validation Form

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

Grantor's Name Adams Thomas
Mailing Address 246 A Yeager Hwy
Helman, AL 35124

Grantee's Name James Henry Davis
Mailing Address 112 South Hill Drive
Albion, AL 35007

Property Address 112 South Hill Drive
Albion, AL 35007

Date of Sale 6/15/12

Total Purchase Price \$ 243,060.00

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 _____

Unattested _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS

COUNTY OF SHELBY

Form RT-1

DAY OF AUGUST, 2012

NOTARY PUBLIC