

Send tax notice to:  
LASHAUN QUARLES  
190 HILLCREST DRIVE  
MONTEVALLO, AL, 35115

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2012377

Shelby COUNTY

**WARRANTY DEED**


KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thirty Thousand Nine Hundred and 00/100 Dollars (\$130,900.00) in hand paid to the undersigned, ADAMS HOMES LLC , A Limited Liability Company (hereinafter referred to as "Grantor") by LASHAUN QUARLES (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 202, THE LAKES AT HIDDEN FOREST PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 37, PAGE 122 A & B, AS RECORDED IN 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 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 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 25 FEET RESERVED FROM HILLCREST DRIVE, 25 FEET FROM THE REAR, AND 7 FEET ON THE SAIDES, AS SHOWN PER PLAT.
9. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING, 5 FEET ON THE SIDES OF LOT.
10. RESTRICTIONS, COENANTS, AND CONDITIONS AS SET OUT IN INSTRUMENT NO. 20070117000024840.
11. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 37, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
12. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO,

  
20120827000320100 1/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
08/27/2012 09:23:26 AM FILED/CERT

Shelby County, AL 08/27/2012  
State of Alabama  
Deed Tax: \$2.00



INCLUDING RIGHTS SET OUT IN 20070117000024840, IN THE  
PROBATE OFFICE.

\$128,913.00 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 31st day of July, 2012.

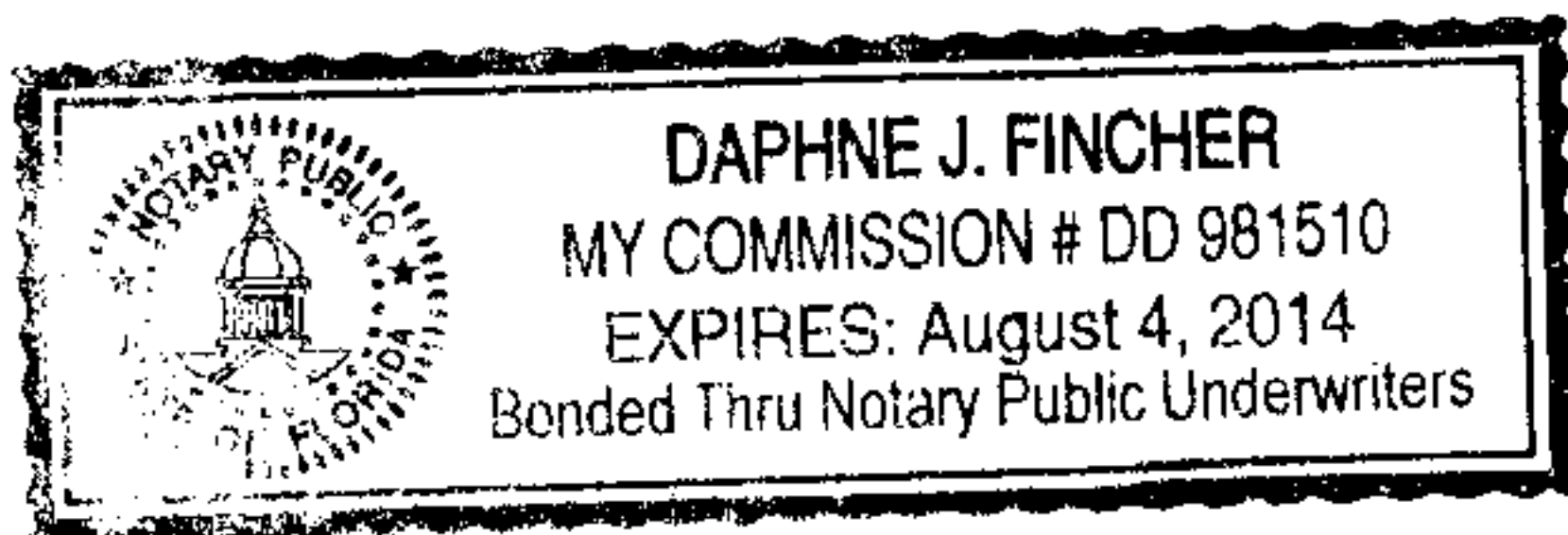
ADAMS HOMES LLC


  
\_\_\_\_\_  
BY: WAYNE L. ADAMS  
ITS: MANAGING MEMBER

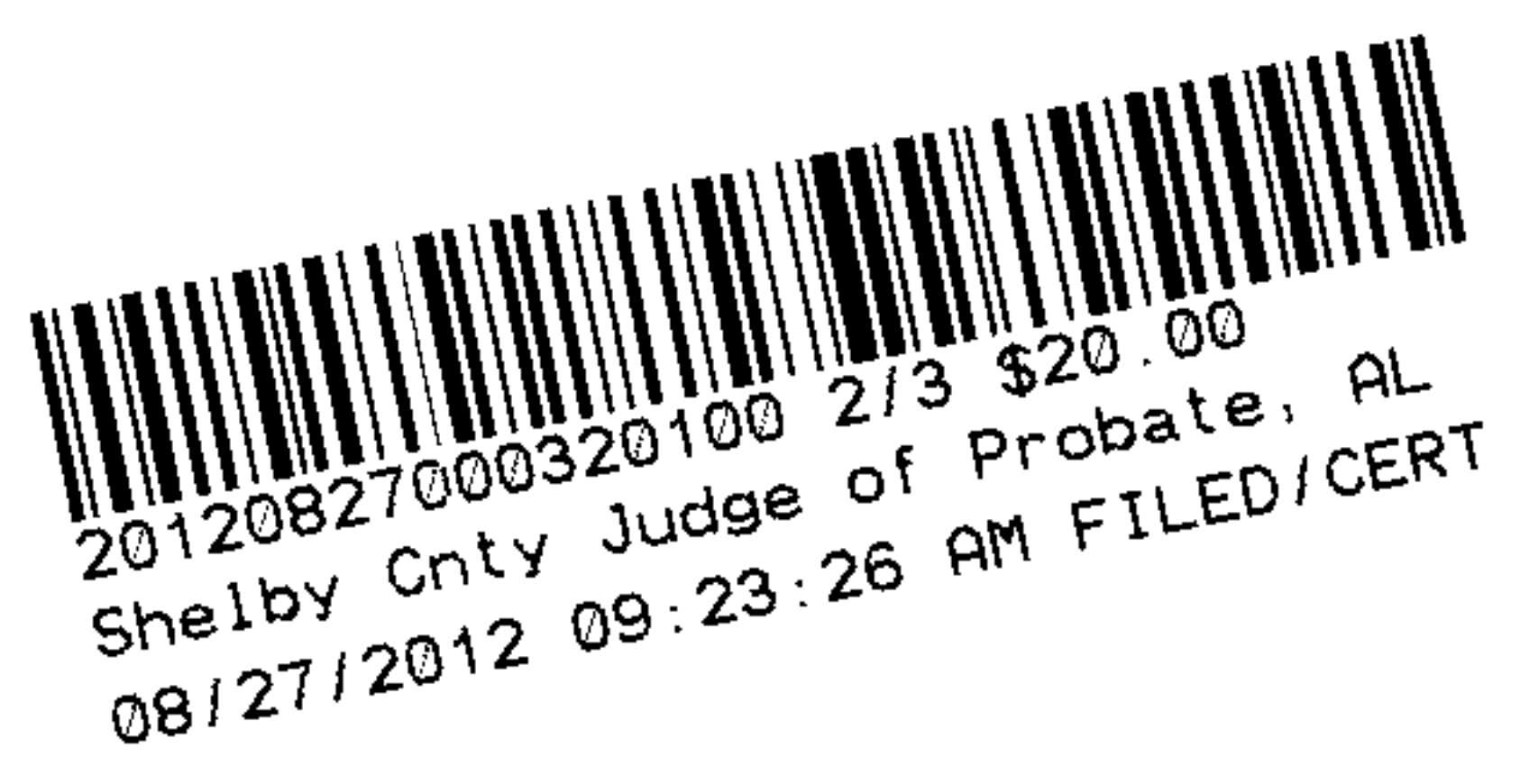
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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 31st day of July, 2012.



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





20120827000320100 3/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
08/27/2012 09:23:26 AM FILED/CERT

### 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 Homes  
Mailing Address 3000 Gulf Breeze  
Gulf Breeze Hwy  
Florida

Grantee's Name Lashawn Quarles  
Mailing Address 190 Hillcrest Dr.  
Montevallo, AL  
35115

Property Address 190 Hillcrest Dr.  
Montevallo  
Alabama  
35115

Date of Sale 7-31-12

Total Purchase Price \$ 130,900.00

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

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 7-31-12

Print Lashawn Quarles

☐ Unattested

Sign Lashawn Quarles

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

SHELBY COUNTY

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 31st DAY OF JULY, 2012.

NOTARY PUBLIC