

Send tax notice to:
ANWAR J. CALDWELL
253 STONEY TRAIL
MAYLENE, AL, 351141


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

STATE OF ALABAMA

2012417

Shelby COUNTY

WARRANTY DEED


20121009000386630 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/09/2012 12:59:34 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty-Eight Thousand and 00/100 Dollars (\$158,000.00) in hand paid to the undersigned, ADAMS HOMES LLC, a Limited Liability Company (hereinafter referred to as "Grantor") by ANWAR J. CALDWELL (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 1, STONEY MEADOWS PHASE 1, AS RECORDED IN MAP BOOK 36, PAGE 107, 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, IF ANY.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE 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 THE PUBLIC RECORDS.
6. ANY ADVERSE CLAIM TO ANY PORTION OF SSAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR ACRETED TO ANY SUCH PORTION SO CREATED AND RIPARIAN RIGHTS, IF ANY.
7. TAXES OR SPECIAL ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY.
8. 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.
9. BUILDING SETBACK LINE OF 20 RESERVED FROM STONEY MEADOWS DRIVE AND STONEY TRAIL, AS SHOWN PER PLAT.
10. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING, 20 FEET FROM THE SOUTHERLY BOUNDARY OF LOT.
11. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INSTRUMENT NO. 20060918000461860 AND INST. NO. 20060726000359530, IN PROBATE OFFICE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS.
12. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 36, PAGE 107, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

13. RIGHT OF WAY GRANTED TO BELLSOUTH, AS SET OUT IN INSTRUMENT NO. 20060125000041030, IN THE PROBATE OFFICE.
14. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY, AS SET OUT IN DEED BOOK 218, PAGE 347, DEED BOOK 247, PAGE 399 AND INSTRUMENT NO. 20060201000052500, IN THE PROBATE OFFICE.

\$155,138.00 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 21st day of August, 2012.

ADAMS HOMES LLC

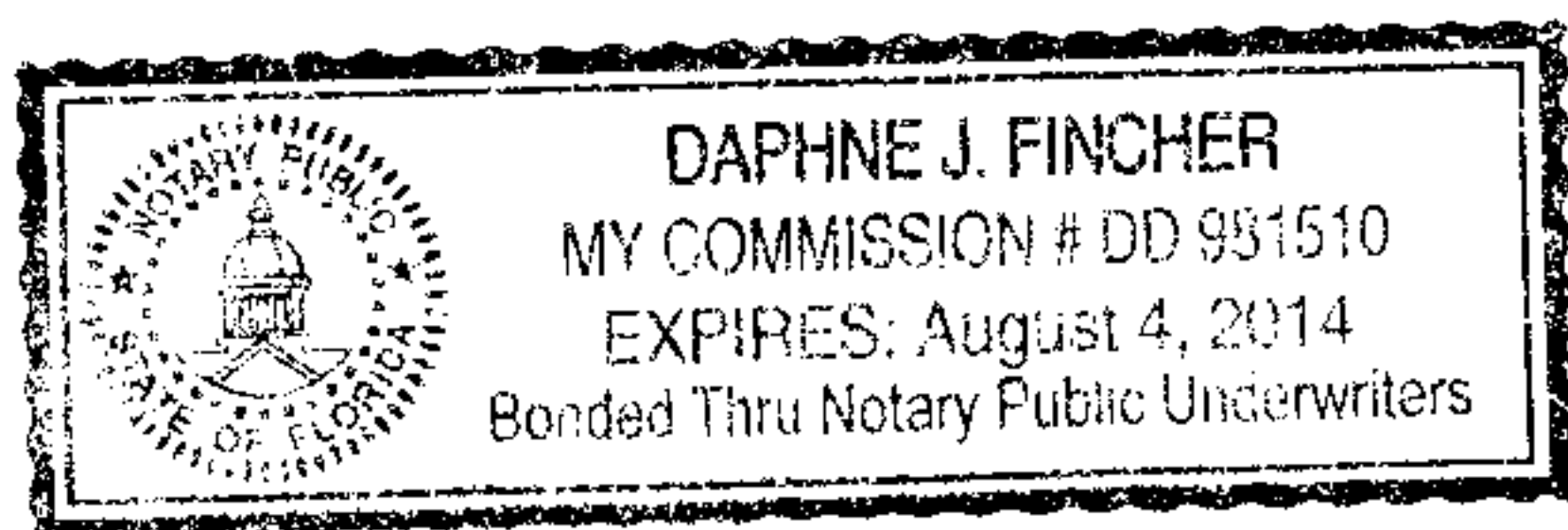

BY: WAYNE L. ADAMS
ITS: MANAGING MEMBER


STATE OF FLORIDA
COUNTY OF ESCAMBIA


20121009000386630 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
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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 21st day of August, 2012.




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



20121009000386630 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
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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 Homes LLC Grantee's Name Anwar J. Caldwell
Mailing Address 3000 Gulf Breeze Mailing Address 253 Stony Trail
Gulf Breeze Parkway Maylene, AL
Florida 35114

Property Address 253 Stony Trail Date of Sale 8-21-12
Maylene, AL Total Purchase Price \$ 158,000.
35114
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 AUG 21 2012

☐ Unattested

Print Anwar J. Caldwell

Sign Anwar J. Caldwell

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

(verified by)