

Send tax notice to:
CHIMEKA WALKER
308 VINCENT STREET
ALABASTER, AL, 350071

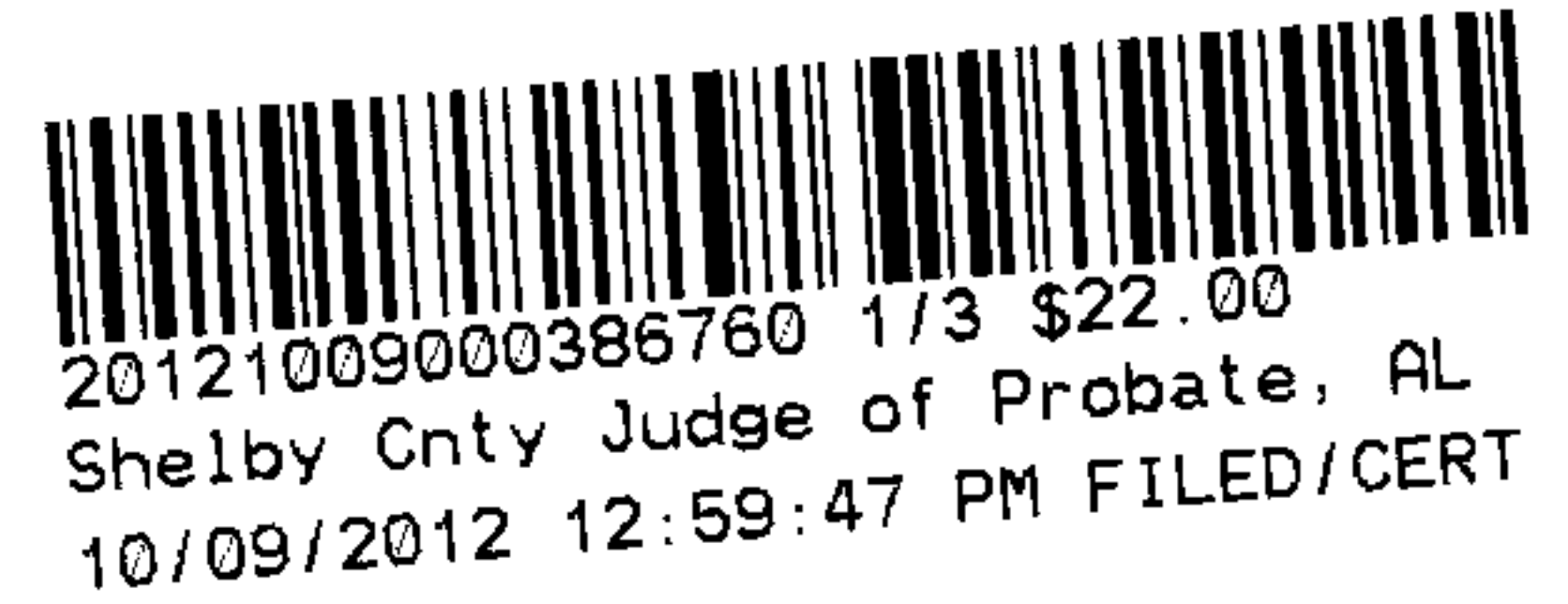
This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2012469

Shelby COUNTY

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Forty-Six Thousand Two Hundred Twenty-Eight and 00/100 Dollars (\$146,228.00) in hand paid to the undersigned, ADAMS HOMES LLC (hereinafter referred to as "Grantor") by CHIMEKA WALKER (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 13, SOUTHFIELD GARDENS, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 38, PAGE 100, 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, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS.
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 WITHS 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 FROM SOUTHFIELD DRIVE, 15 FEET FROM REAR, AND 13 FEET BETWEEN DWELLINGS WITH AT LEAST ONE SIDE SETBACK OF 10 FEET, AS SHOWN PER PLAT.
9. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT.
10. EASEMENT GRANTED TO OPLANTATION PIPE LINE AS SET OUT IN DEED BOOK 112, PAGE 260, IN THE PROBATE OFFICE.
11. RESTRICTIONS, LIMITATIONS AND CONDITONS AS SET OUT IN PLAT BOOK 42, PAGE 127, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$142,521.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 10/09/2012
State of Alabama
Deed Tax: \$4.00



20121009000386760 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/09/2012 12:59:47 PM FILED/CERT

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 20th day of September, 2012.

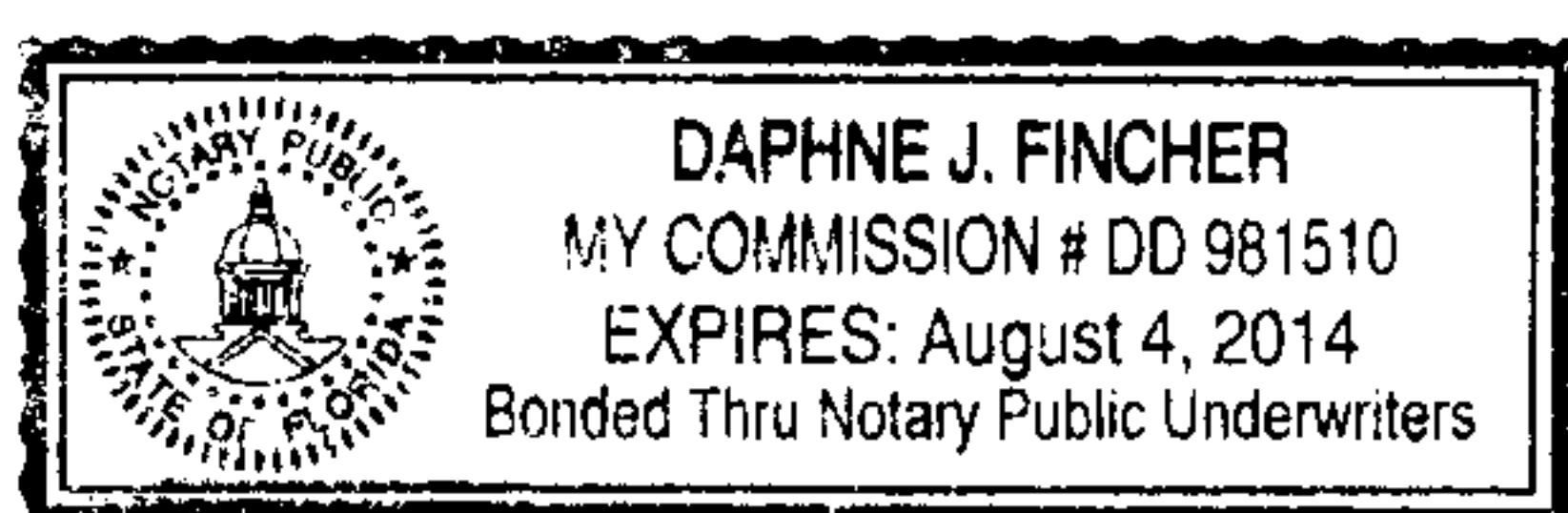
ADAMS HOMES LLC

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 20th day of September, 2012.



Notary Public

Print Name: Daphne J. Fincher

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 Adams Honey LLC Grantee's Name Chineka Walker
 Mailing Address 3000 Gulf Breeze Pkwy. Mailing Address 308 Vincent St.
Gulf Breeze FL Alabaster AL 35007

Property Address 308 Vincent St. Date of Sale 9-20-12
Alabaster Total Purchase Price \$ 146,225
AL 35007 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 9-20-12

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

SHELBY COUNTY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 20 DAY OF Sept. 2012, 2012.

NOTARY PUBLIC

