

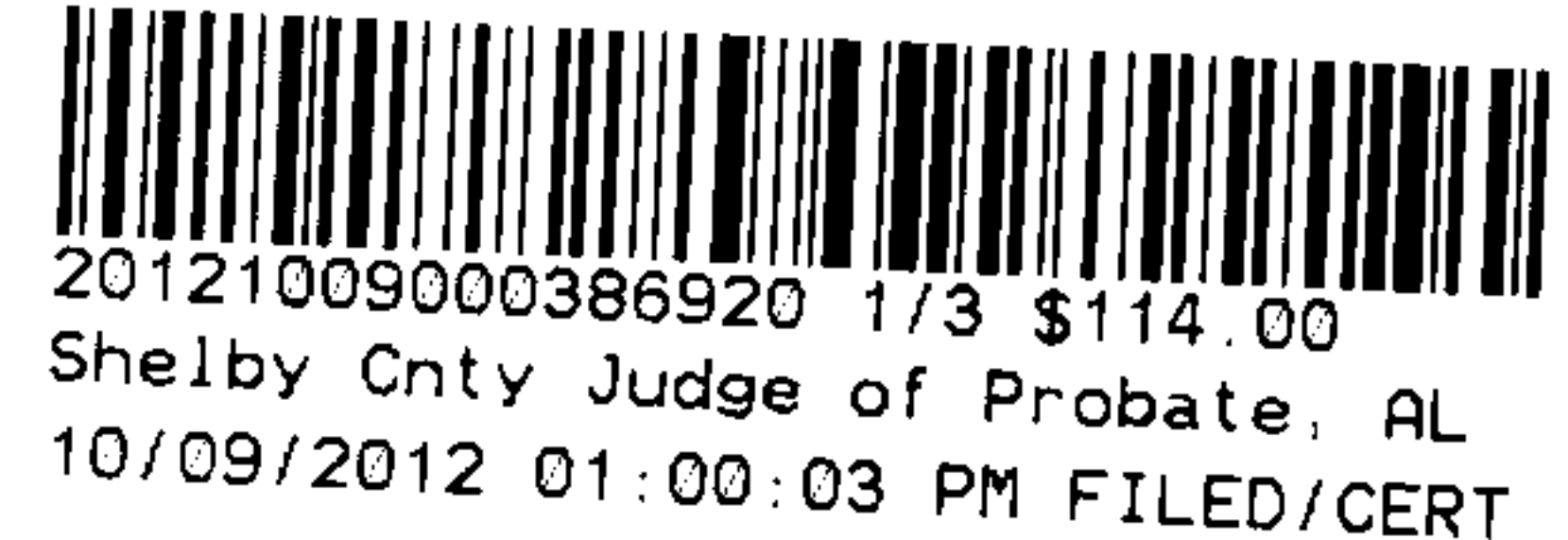
Send tax notice to:
VICTORIA B. GRAHAM
100 RIVER CREST CIRCLE SOUTH
HELENA, AL, 350801

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

STATE OF ALABAMA

2012490

Shelby COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Seventeen Thousand Four Hundred Fifty and 00/100 Dollars (\$217,450.00) in hand paid to the undersigned, ADAMS HOMES LLC (hereinafter referred to as "Grantor") by VICTORIA B. GRAHAM (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 1894 OLD CAHABA PHASE V, 2ND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 36, PAGE 105-A, AS RECORDED 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 PARTIES IN POSSESSION 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. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM OLD CAHABA PARKWAY AND 20 FEET FROM RIVER CREST CIRCLE (SOUTH), AS SHOWN PER PLAT.
8. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING, 10 FEET ON THE NORTHWESTERLY SIDE.
9. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INST. 2005091600048160, IN PROBATE OFFICE.
10. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 36, PAGE 105-A IN THE PROBATE OFFICE OF SHELBY, ALABAMA.
11. EASEMENT RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY.
12. EASEMENT AND/OR RIGHT OF WAY GRANTED TO SHELBY COUNTY.
13. RESERVATIONS AFFECTING RIGHTS IN OIL, GAS AND ANY OTHER MINERALS LYING UPON OR BENEATH THE LANDS.

\$121,450.00 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 28th day of September,
2012.

ADAMS HOMES LLC

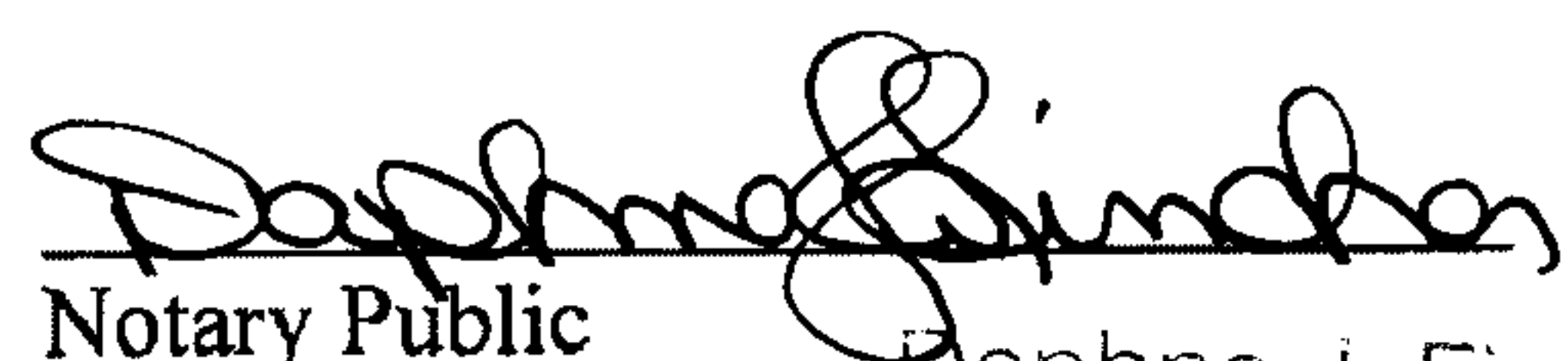
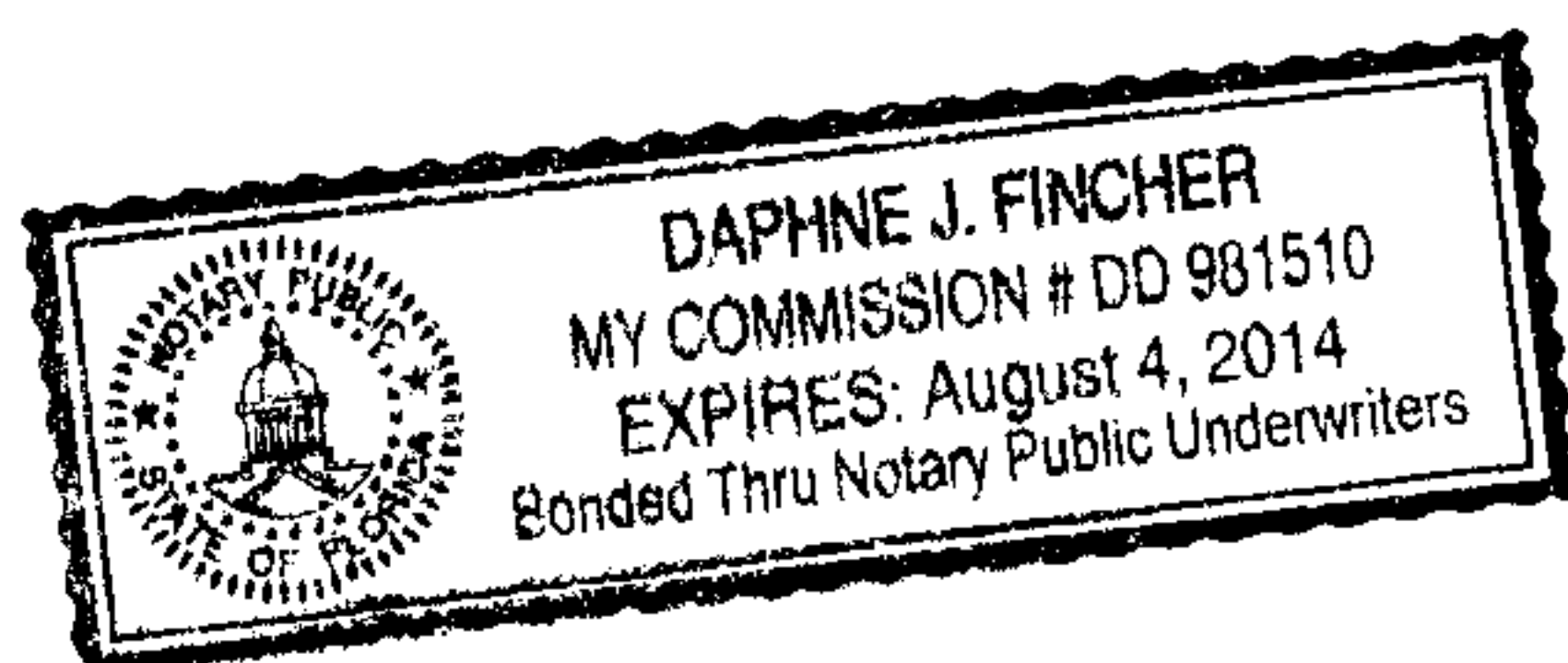


BY:
ITS:

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 28th day of September, 2012.



Notary Public

Print Name:

Commission Expires: 8/4/14

Daphne J. Fincher



20121009000386920 2/3 \$114.00
Shelby Cnty Judge of Probate, AL
10/09/2012 01:00:03 PM 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
Mailing Address

Adams Homes
3000 Gulf Breeze
Gulf Breeze
FL

Grantee's Name
Mailing Address

Victoria B. Graham
100 River Creek Cir.
Helena
AL 35080

Property Address

100 River Creek Cir.
Helena
AL
35080

Date of Sale

9-28-12

Total Purchase Price \$

212,450.

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 9-28-12

Print

Victoria B. Graham

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

SHELBY COUNTY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 28 DAY OF September, 2012.



20121009000386920 3/3 \$114.00
Shelby Cnty Judge of Probate, AL
10/09/2012 01:00:03 PM FILED/CERT

