

Send tax notice to:
TONYA E. TACKETT
165 HILLCREST DRIVE
MONTEVALLO, AL, 351151


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

STATE OF ALABAMA

2012543

Shelby COUNTY

WARRANTY DEED


20121130000458230 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/30/2012 08:04:11 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Forty Thousand Eight Hundred and 00/100 Dollars (\$140,800.00) in hand paid to the undersigned, ADAMS HOMES LLC (hereinafter referred to as "Grantor") by TONYA E. TACKETT (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 170, THE LAKES AT HIDDEN FOREST PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 37, PAGE 122 A & B, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
3. RIGHTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
4. 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.
5. 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.
6. 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.
7. BUILDING SETBACK LINE OF 25 FEET RESERVED FROM HILLCREST DRIVE, 25 FERT FROM THE REAR, AND 7 FEET ON THE SIDES, AS SHOWN PER PLAT.
8. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING, 5 FEET ON THE SIDES OF LOT.
9. RESTRICTIONS, COVENANTS AND CONDITIONS.
10. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 37, PAGE 122.
11. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

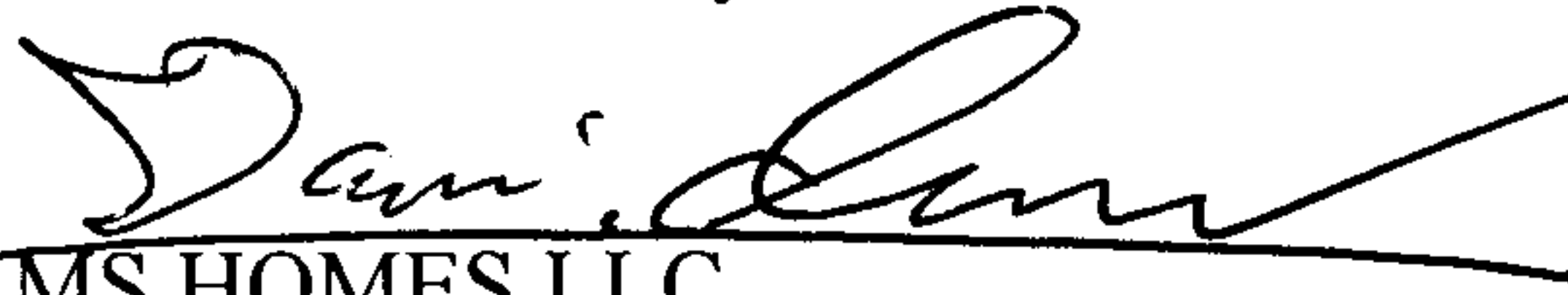
\$138,249.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 11/30/2012
State of Alabama
Deed Tax: \$3.00

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 October, 2012.

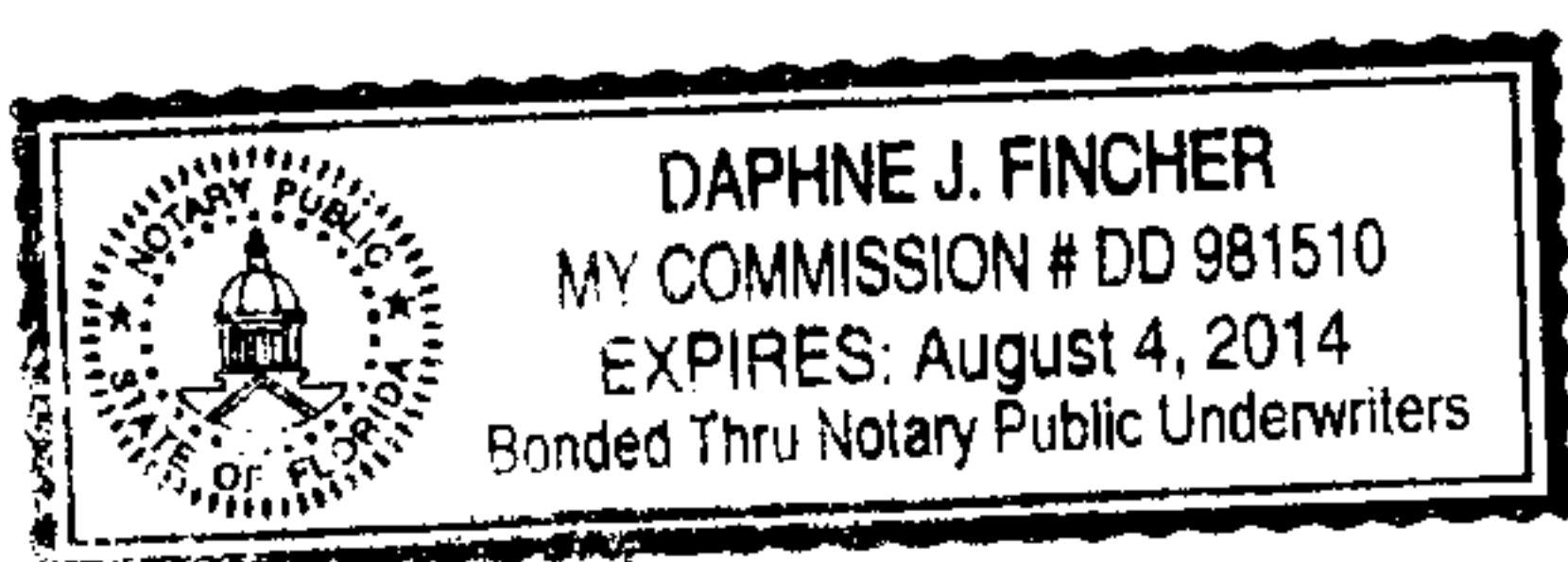

ADAMS HOMES LLC

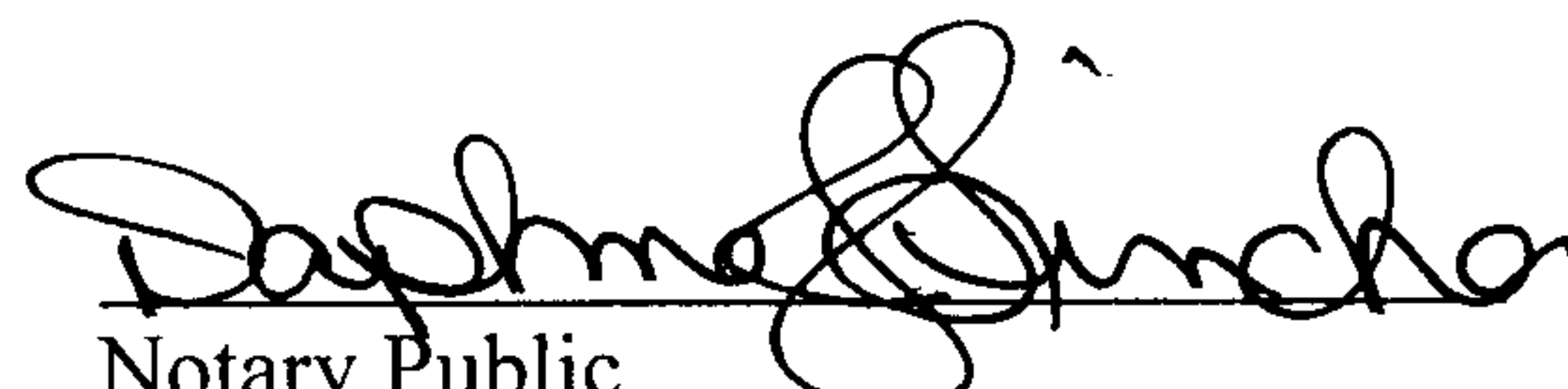

BY: WAYNE L. ADAMS
ITS: MANAGING MEMBER

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 corporation.

Given under my hand and official seal this the 31st day of October, 2012.




Notary Public
Print Name:
Commission Expires:

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, Himes
Mailing Address 3900 Golf Course Pkwy
Golf Course Fl.
35563

Grantee's Name Tonya Tackett
Mailing Address 165 Hillcrest Drive
Montevallo AL 35115

Property Address 165 Hillcrest Drive
Montevallo AL 35115

Date of Sale 10-31-12

Total Purchase Price \$ 140,800

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 10-31-12

Print Valerie England

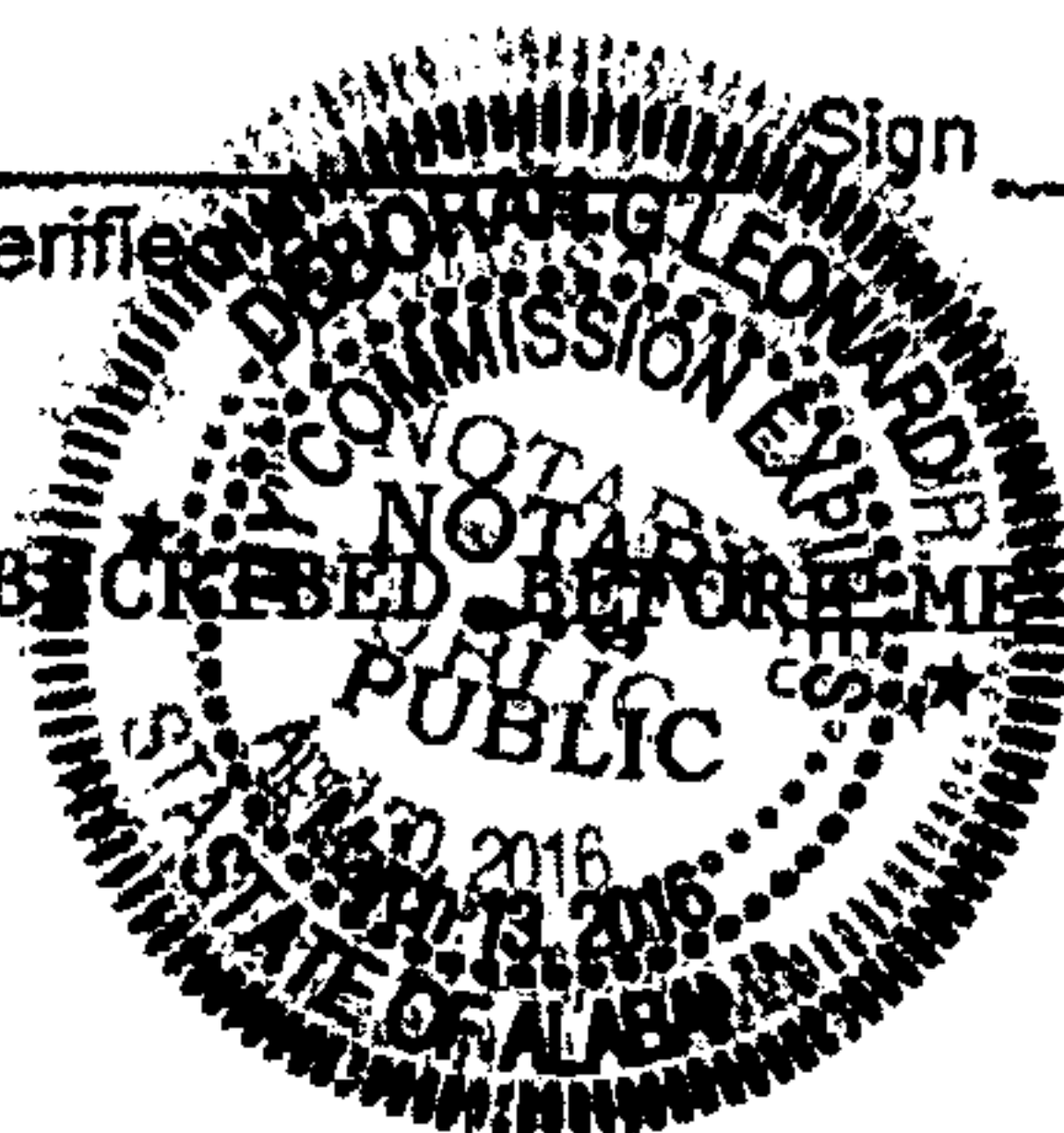
Unattested

Sign

Valerie England
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

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



Form RT-1

COUNTY OF SHELBY

David S. Leonard
NOTARY PUBLIC