Send tax notice to:

RAYMOND E. RIVERA

4305 OLD CAHABA PARKWAY

HELENA, AL, 35080

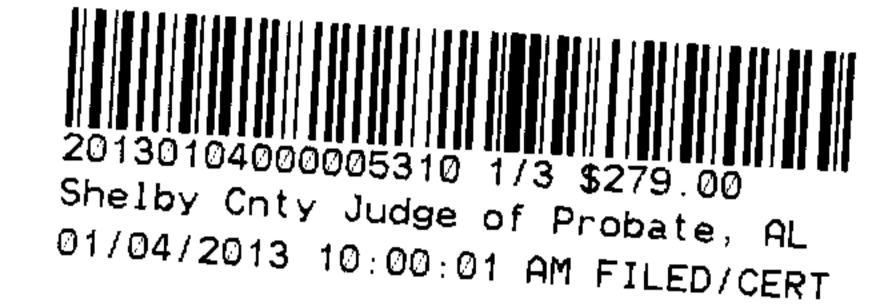
This instrument prepared by: Charles D. Stewart, Jr. Attorney at Law 4898 Valleydale Road, Suite A-2 Birmingham, Alabama 35242

STATE OF ALABAMA

2012617

Shelby COUNTY

## WARRANTY DEED



## KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Sixty-One Thousand and 00/100 Dollars (\$261,000.00) in hand paid to the undersigned, ADAMS HOMES LLC, A Limited Liability Company (hereinafter referred to as "Grantor") by RAYMOND E. RIVERA and VICMIL L. RIVERA (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1860, ACCORDING TO THE PLAT OF OLD CAHABA, PHASE V, 2ND ADDITION AS RECORDED IN MAP BOOK 36, PAGE 105-A, 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
- 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. 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 POTION SO CREATED AND RIPARIAN RIGHTS, IF ANY.
- 6. 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, OR AND UNDER SUBJECT PROPERTY.
- 7. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM OLD CAHABA PARKWAY, AS SHOWN PER PLAT.
- 8. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INST. #20050916000481600 AND INST. #20060314000118960 IN PROBATE OFFICE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY.
- 9. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN DEED BOOK 155, PAGE 331, DEED BOOK 155, PAGE 425, DEED BOOK 2, PAGE 16 AND BOOK 156, PAGE 203, IN THE PROBATE OFFICE.
- 10. EASEMENT GRANTED TO ALABAMA POWER COMPANY AS SET OUT IN INST. #20051031000564130, IN THE PROBATE OFFICE.
- 11. EASEMENT GRANTED TO ALABAMA POWER COMPANY AS SET OUT IN INST. #20051031000564130 IN THE PROBATE OFFICE.
- 12. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS,

PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN BOOK 15, PAGE 415, BOOK 61, PAGE 164, REAL VOLUME 133, PAGE 277 AND REAL VOLUME 321, PAGE 629, IN THE PROBATE OFFICE.

\$234,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 10th day of December, 2012.

ADAMS HOMES LLC

20130104000005310 2/3 \$279.00

Shelby Cnty Judge of Probate, AL 01/04/2013 10:00:01 AM FILED/CERT

WAYNE L. ADAMS BY: 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

ITS:

Given under my hand and official seal this the 10th day of December, 2012.

The Name: Daphne J. Fincher Commission Expires:

DAPHNE J. FINCHER MY COMMISSION # DD 981510

EXPIRES: August 4, 2014

Bonded Thru Notary Public Underwriters

## Real Estate Sales Validation Form

Grantor's Name Mailing Address    Science   Secretary   Mailing Address   Mailing Ad	This	Document must be filed in acc	cordance with Code of Alabama 19	975. Section 40-22-4	
Property Address    Cache   Property Address   Cache   Property   Property	Grantor's Name	Adams Homes 2	Grantee's Name		
Property Address    Cache   Property Address   Cache   Property   Property	Mailing Address	3000 Galf Bre	eze Mailing Address	- CELMONO RIVER	
Property Address    10   Sale			200/- 3- ·		
Property Address    10   Sale		GULF Steeze		Helena Al 3506	
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  If the conveyance document presented for recordation contains all of the required information referenced above, the filling 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 as determined by the local official charged with the responsibility of valuing property for property as determined on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).  Date Or ALABAMA SWORN TO AND SUBSCRIBED BEFORE ME ON THIS ODAY OF OUNTY OF SIELBY SULL ALABAMA SWORN TO AND SUBSCRIBED BEFORE ME ON THIS ODAY OF OUNTY OF SIELBY SULL ALABAMA SUBJECT OF ALABAMA SWORN TO AND SUBSCRIBED BEFORE ME ON THIS ODAY OF OUNTY OF SIELBY SULL ALABAMA	Proporty Address //2 a / A / A / A / A				
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  If the conveyance document presented for recordation contains all of the required information referenced above, the filling 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 as determined by the local official charged with the responsibility of valuing property for property as determined on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).  Date Or ALABAMA SWORN TO AND SUBSCRIBED BEFORE ME ON THIS ODAY OF OUNTY OF SIELBY SULL ALABAMA SWORN TO AND SUBSCRIBED BEFORE ME ON THIS ODAY OF OUNTY OF SIELBY SULL ALABAMA SUBJECT OF ALABAMA SWORN TO AND SUBSCRIBED BEFORE ME ON THIS ODAY OF OUNTY OF SIELBY SULL ALABAMA	1 1 obeith Waaie22	4303 0/0 (a)	relia / Kiny Date of Sale	12-10-12	
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		Blakan		\$ 26/000-	
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		350FD	<del></del>		
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 Sate Sales Contract 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 malling address.  Grantee's name and mailing address - provide the name of the person or persons to whom interest to property and their current malling address - provide the name of the person or persons to whom interest to 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. 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 actermined 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).  Date 240  Unattested  Verified by)  Frint  Country of Stellar	•			<b>2</b>	
Bill of Sale Sales Contract 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 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 validing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).  Print		•	_ •	\$	
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  12	Sales Contract Other				
Granter'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 Sign (Grafitor/Grantee/Owner/Agent) circle one Form RT-1 COUNTY OF SIELBY SWORN TO AND SUBSCRIBED BEFORE ME ON TRIS DAY OF December 1 DAY OF DECEMBER 1 DAY OF	If the conveyance	document presented for rec	cordation contains all of the re	quired information referenced	
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					
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	Grantor's name and to property and the	d mailing address - provide it current mailing address.	the name of the person or pe	ersons conveying interest	
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	Grantee's name and to property is being	nd mailing address - provide g conveyed.	e the name of the person or pe	ersons to whom interest	
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  Print  County of Seelby	Property address -	the physical address of the	e property being conveyed, if a	available.	
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	Date of Sale - the date on which interest to the property was conveyed.				
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					
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 /-2/0/-> Print   County Compared County of Shelby County of Shelby Coty   County   Coun	conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a				
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 /2/0 / 2	excluding current a responsibility of va	use valuation, of the proper duing property for property	ty as determined by the local of tax purposes will be used and	official charged with the	
Unattested  (verified by)  (Grantor/Grantee/Owner/Agent) circle one  Form RT-1  SWORN TO AND SUBSCRIBED BEFORE ME ON THIS ODAY OF December.  2012.	accurate. I further	understand that any false s	statements claimed on this form	ed in this document is true and may result in the imposition	
Unattested  (verified by)  (Grantor/Grantee/Owner/Agent) circle one Form RT-1  STATE OF ALABAMA SWORN TO AND SUBSCRIBED BEFORE ME ON THIS ODAY OF December,  20130104000005310 3/3 \$279.00	Date /-2//0/		Print Cana	2 vera	
(verified by)  (Grantor/Grantee/Owner/Agent) circle one Form RT-1  STATE OF ALABAMA  SWORN TO AND SUBSCRIBED BEFORE ME ON THIS O DAY OF  2012.  NOTARY  NOTARY  PUBLICATION OF SHELBY  NOTARY  PUBLICATION OF SHELBY  NOTARY	Linattacted		(210c0.		
STATE OF ALABAMA SWORN TO AND SUBSCRIBED BEFORE ME ON THIS DAY OF December,  201301040000005310 3/3 \$279.00 Shelby Coty Idag 279.00	Unalicoled	Marifiad hul			
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS DAY OF SHELBY 2012.		(veimed by)	> (Grantor/Grame		
20130104000005310 3/3 \$279.00 Shelby Caty Judge of \$279.00	STATE OF A	LABAMA CITECONTRES ST		COUNTY OF SHELBY	
20130104000005310 3/3 \$279.00 Shelby Cpty Judge of PUBL	2012.	TO WIN SODSCKTRED REE	UKE ME UN THIS / O DA	Y OF December.	
Shelby Coty ludge - f Distriction of the Shelby Coty in the second of the Shelby Coty in the second of the second			NOTARY	, , , , , , , , , , , , , , , , , , ,	
01/04/2013 10:00:01 AM FILED/CERT	Shelby (	Chty Judge of Probate, Al	PUDIA NOTA	RY PUBLIC	