

Send tax notice to:  
AMBER D. BARRETT  
161 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

2013013

Shelby COUNTY

**WARRANTY DEED**

  
20130123000030020 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
01/23/2013 09:48:20 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Twenty-Eight Thousand Nine Hundred and 00/100 Dollars (\$128,900.00) in hand paid to the undersigned, ADAMS HOMES LLC, a Limited Liability Company (hereinafter referred to as "Grantor") by AMBER D. BARRETT (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 171, 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, IF ANY.
3. RIGHT 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 ARITIFICAL MEANS OR ACCRETED TO ANY SUCH PORTION SO CREATED AND RIPARIAN RIGHTS, IF ANY.
7. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER INCOUDING BUT NOT LIMITED TO GAS, OIL, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
8. BUILDING SETBACK LINE OF 25 FEET RESERVED FROM HILLCREST DRIVE, 25 FEET FROM THE REAR, AND 7 FEET ON THE SIDES, AS SHOWN PER PLAT.
9. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING, 5 FEET ON THE SIDES OF LOT.
10. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INST. 20070117000024840, INST. NO. 20061120000567220 AND INST. NO. 20051102000570720 IN THE PROBATE OFFICE.
11. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AN OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN 20070117000024840 IN PROBATE OFFICE.




\$131,478.00 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 10th day of January, 2013.

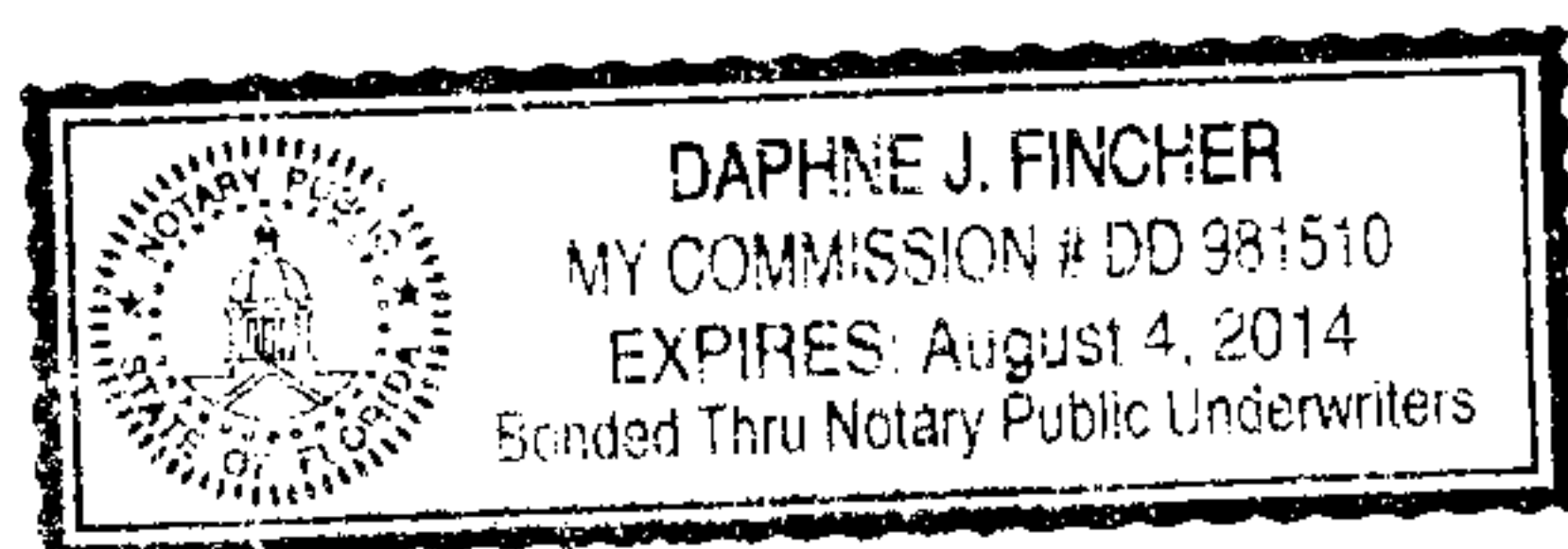
ADAMS HOMES LLC

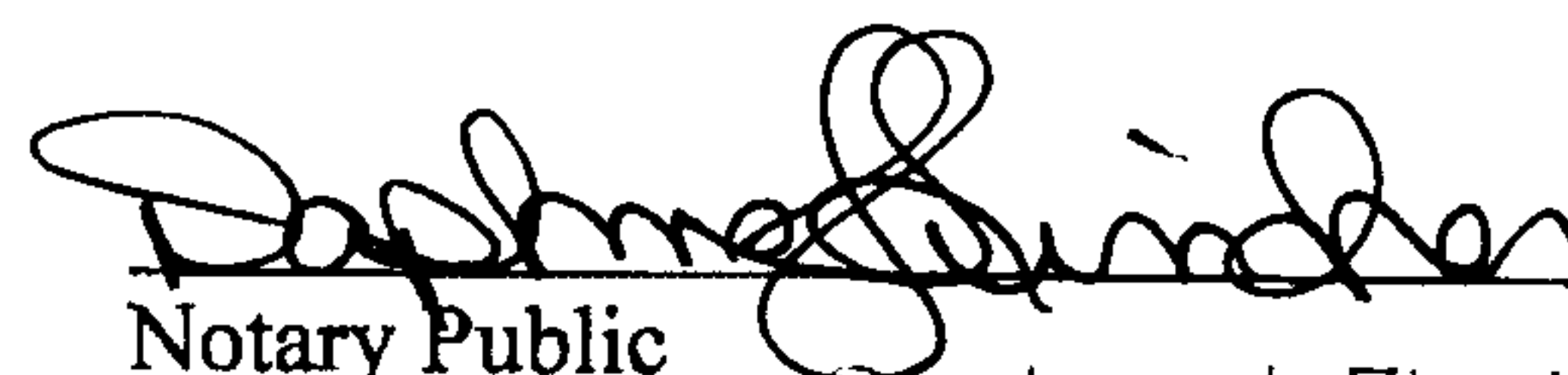
  
BY: WAYNE L. ADAMS  
ITS: MANAGING MEMBER


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 10th day of January, 2013.



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

  
20130123000030020 2/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
01/23/2013 09:48:20 AM 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 Adams Homes  
Mailing Address 3000 Gulf Breeze Pkwy  
Gulf Breeze FL

Grantee's Name Amber D. Barrett  
Mailing Address 161 Hillcrest Dr  
Montevallo AL 35115

Property Address 161 Hillcrest Dr  
Montevallo AL 35115

Date of Sale ~~1-10-13~~ 1-10-13  
Total Purchase Price \$ 128,900  
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 1-10-13

Print Amber D. Barrett

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

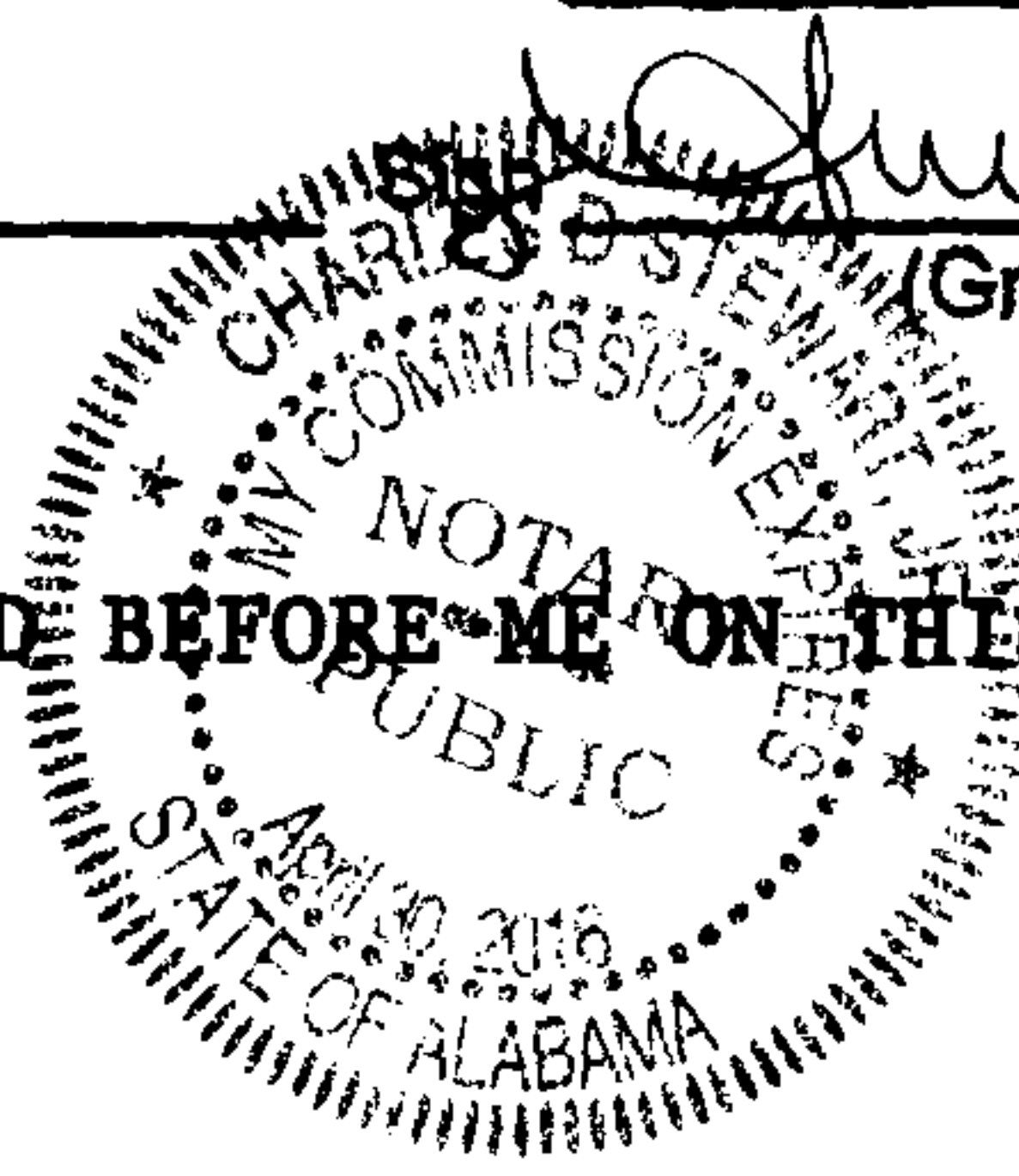
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS

10 DAY OF 1 COUNTY OF SHELBY

20 13



20130123000030020 3/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
01/23/2013 09:48:20 AM FILED/CERT



NOTARY PUBLIC