

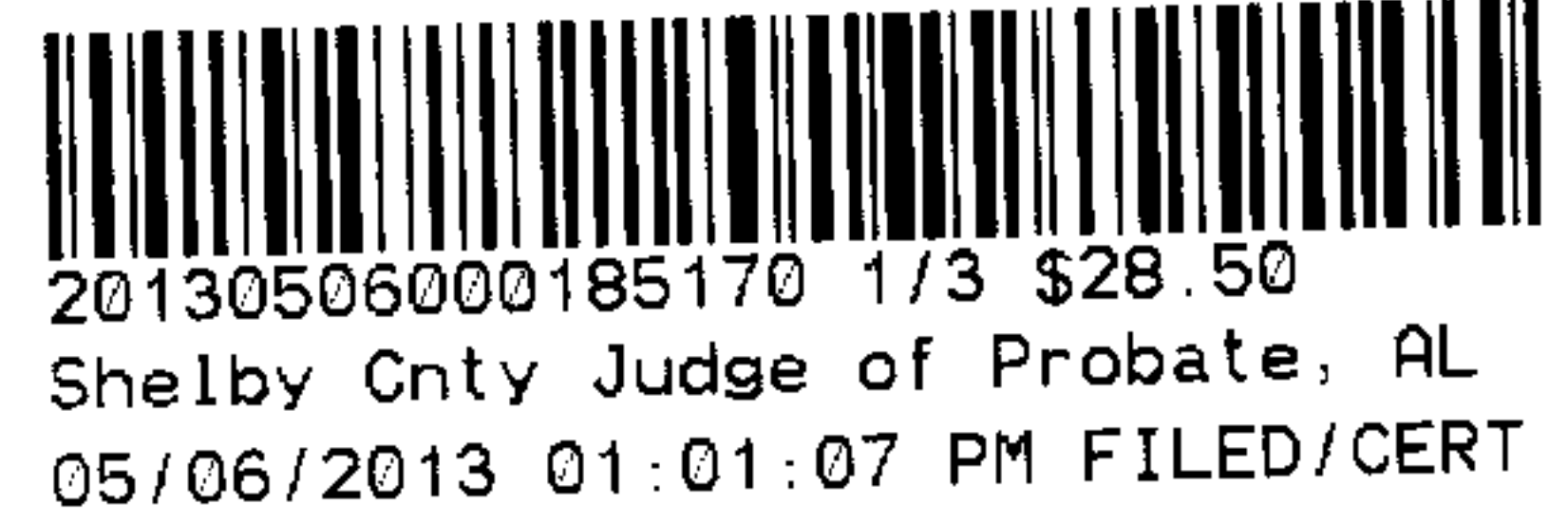
Send tax notice to:  
ROBERT D. POWELL  
529 RIVER CREST WAY  
HELENA, AL, 35080

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

STATE OF ALABAMA

2013076

Shelby COUNTY



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Thousand Twenty-Five and 00/100 Dollars (\$200,025.00) in hand paid to the undersigned, ADAMS HOMES LLC, A Limited Liability Company (hereinafter referred to as "Grantor") by ROBERT D. POWELL and LYNN A. POWELL (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 1847, OLD CAHABA, PHASE V, 3RD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 37, PAGE 6-B, 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.
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 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 I, ON AND UNDER SUBJECT PROPERTY.
7. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM RIVER CREST WAY, AS SHOWN PER PLAT.
8. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 10 FEET ALONG THE REAR.
9. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 37, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. TRANSMISSION LINE PERMIT GRANTED TO ALABAMA POWER CO. AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 134, PG 85, DEED BOOK 131, PG 447, DEED BOOK 257, PG 213, REAL VOLUME 46, PG 69 AND DEED BOOK 156, PG 203, IN PROBATE OFFICE.
11. EASEMENT GRANTED TO SHELBY COUNT AS SET OUT IN DEED BOOK 155, PG 331, DEED BOOK 155, PG 425, BOOK 2, PG 16 AND BOOK 156, PG 203 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, PG 415, BK 61, PG 164, REAL VOLUME 133, PG 277 AND REAL VOLUME 321, PG 629, IN PROBATE OFFICE.

\$190,000.00 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 28th day of February, 2013.

ADAMS HOMES LLC



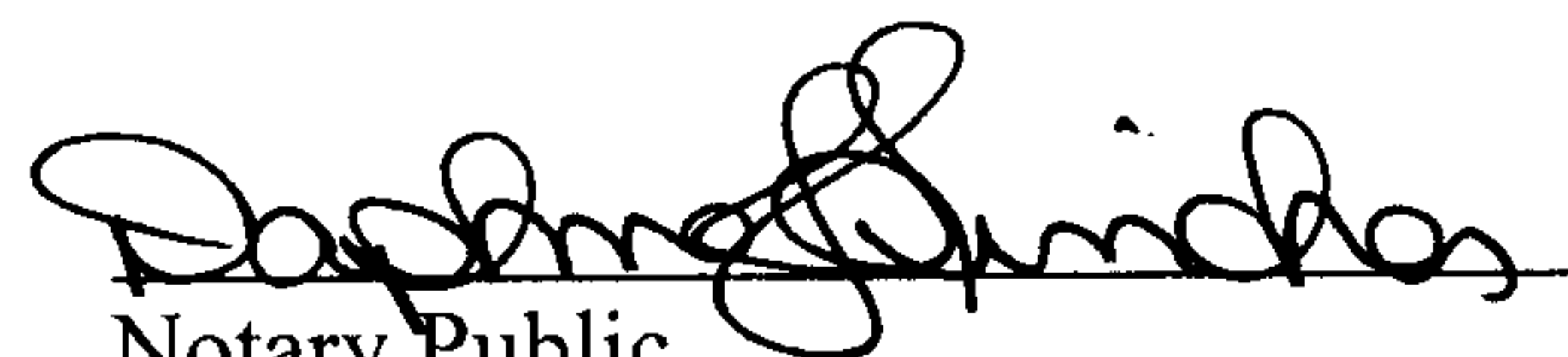
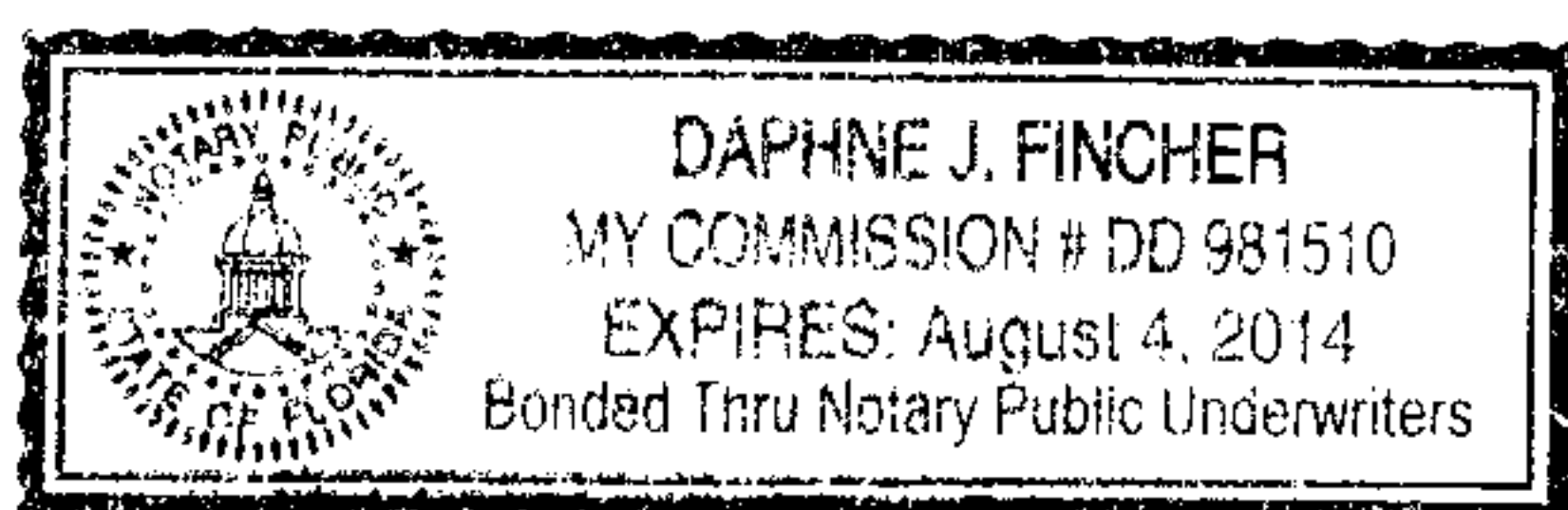
BY: WAYNE L. ADAMS

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 28th day of February, 2013.



Notary Public

Print Name:

Commission Expires: 8/4/14



20130506000185170 2/3 \$28.50  
Shelby Cnty Judge of Probate, AL  
05/06/2013 01:01:07 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 Pkwy.  
FL

Grantee's Name  
Mailing Address

Robert Powell  
529 River Crest  
Way  
Helena, AL 35050

Property Address

529 River Crest Way  
Helena  
AL  
35050

Date of Sale

Total Purchase Price \$

2-28-13

200,025.

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 2/28/13

Print

Robert Powell

Unattested

Sign

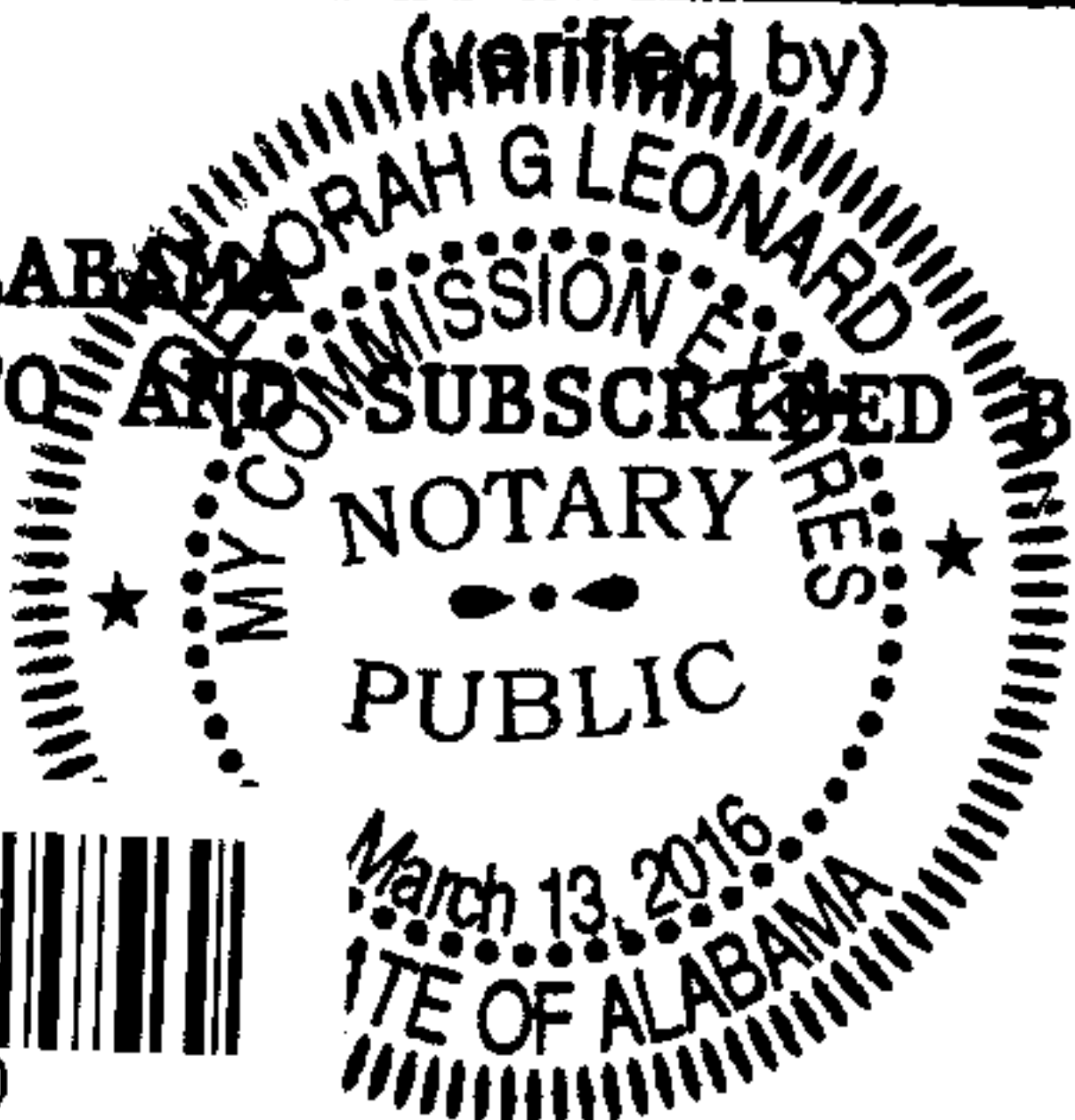
Robert Powell

(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA

SWORN TO AND

20 23.



BEFORE ME ON THIS

28

DAY OF

COUNTY OF SHELBY

February

Form RT-1

Leah G. Leonard  
NOTARY PUBLIC

