

Send tax notice to:
CHARLES DeVORE
120 GOLDEN MEADOWS DRIVE
ALABASTER, AL, 35007


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

STATE OF ALABAMA

2013131

Shelby COUNTY

WARRANTY DEED


20130531000221510 1/3 \$241.50
Shelby Cnty Judge of Probate, AL
05/31/2013 08:16:37 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Twenty-Three Thousand Two Hundred Ninety-Eight and 00/100 Dollars (\$223,298.00) in hand paid to the undersigned, ADAMS HOMES LLC, A Limited Liability Company (hereinafter referred to as "Grantor") by CHARLES DeVORE and DOTTIE DeVORE (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 49, GOLDEN MEADOWS, ACCORDING TO THE PLAT THEREOF,
RECORDED IN MAP BOOK 38, PAGE 80, 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 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, OLAVOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
6. ANY ADVERSE CLAIM TO ANY PORTION OF SASID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR ACCRETED TO ANY SUCH PORTION SO CREATED AND RIPARIAN RIGHTS.
7. 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, ON AND UNDER SUBJECT PROPERTY.
8. BUILDING SETBACK LINE OF 30 FEET RESERVED FROM GOLDEN MEADOWS DRIVE, 20 FEET ALONG THE REAR, AND 13 FEET ON THE SIDES, AS SHOWN PER PLAT.
9. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING, 8 FEET ALONG GOLDEN MEADOWS DRIVE AND 5 FEET ON THE EASTERLY SIDE.
10. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INST. NO. 20080204000043720 IN PROBATE OFFICE.
11. EASEMENT GRANTED TO ALABAMA POWER COMPANY AS SET OUT IN DEED BOOK 123, PAGE 416, IN THE PROBATE OFFICE.


12. AGREEMENT WITH ALABAMA POWER COMPANY AS TO
UNDERGROUND CABLES RECORDED IN INST. NO. 2006121200060 AND
INST. NO. 201212000601630 IN PROBATE OFFICE.


\$-0- 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 March, 2013.

ADAMS HOMES LLC

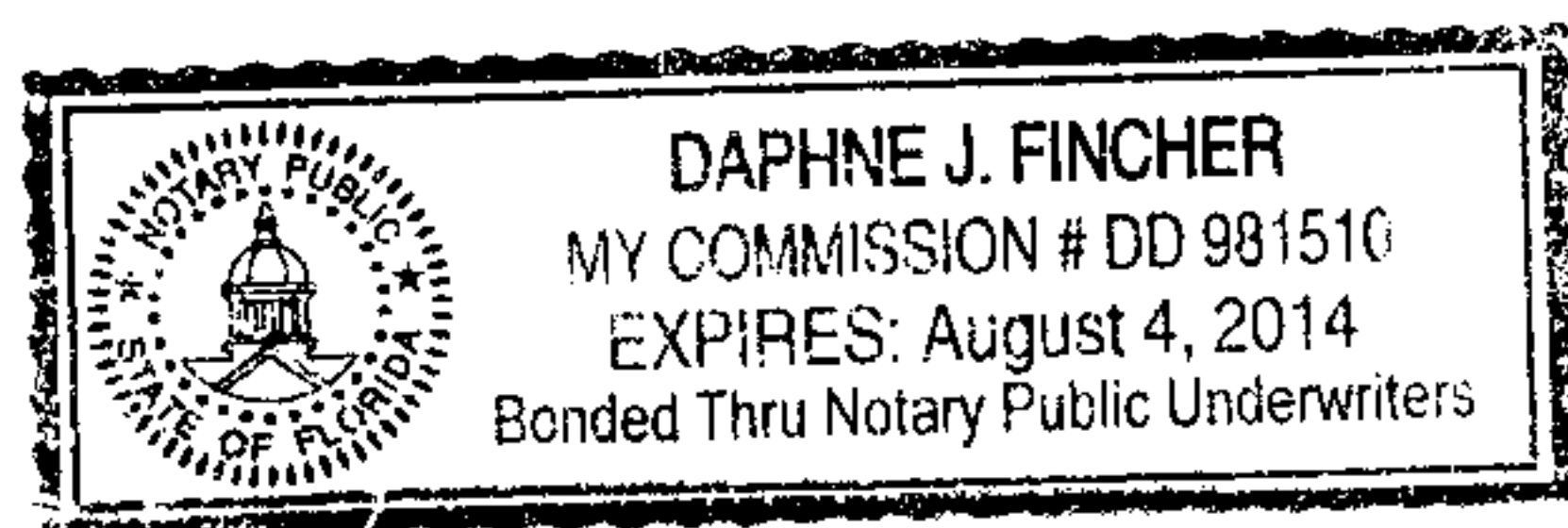

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BY: WAYNE L. ADAMS
ITS: MANAGING MEMBER

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 March, 2013.




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

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 Pkwy
Gulf Breeze
FL

Grantee's Name
Mailing Address

Charles DeJure
120 Golden Meadows Dr.
Mobile, AL

Property Address

120 Golden Meadows Dr.
Mobile
AL
35007

Date of Sale

3-28-13

Total Purchase Price \$

223,298.

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 3/28/13

Print

Charles DeJure

Sign

Charles DeJure

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS

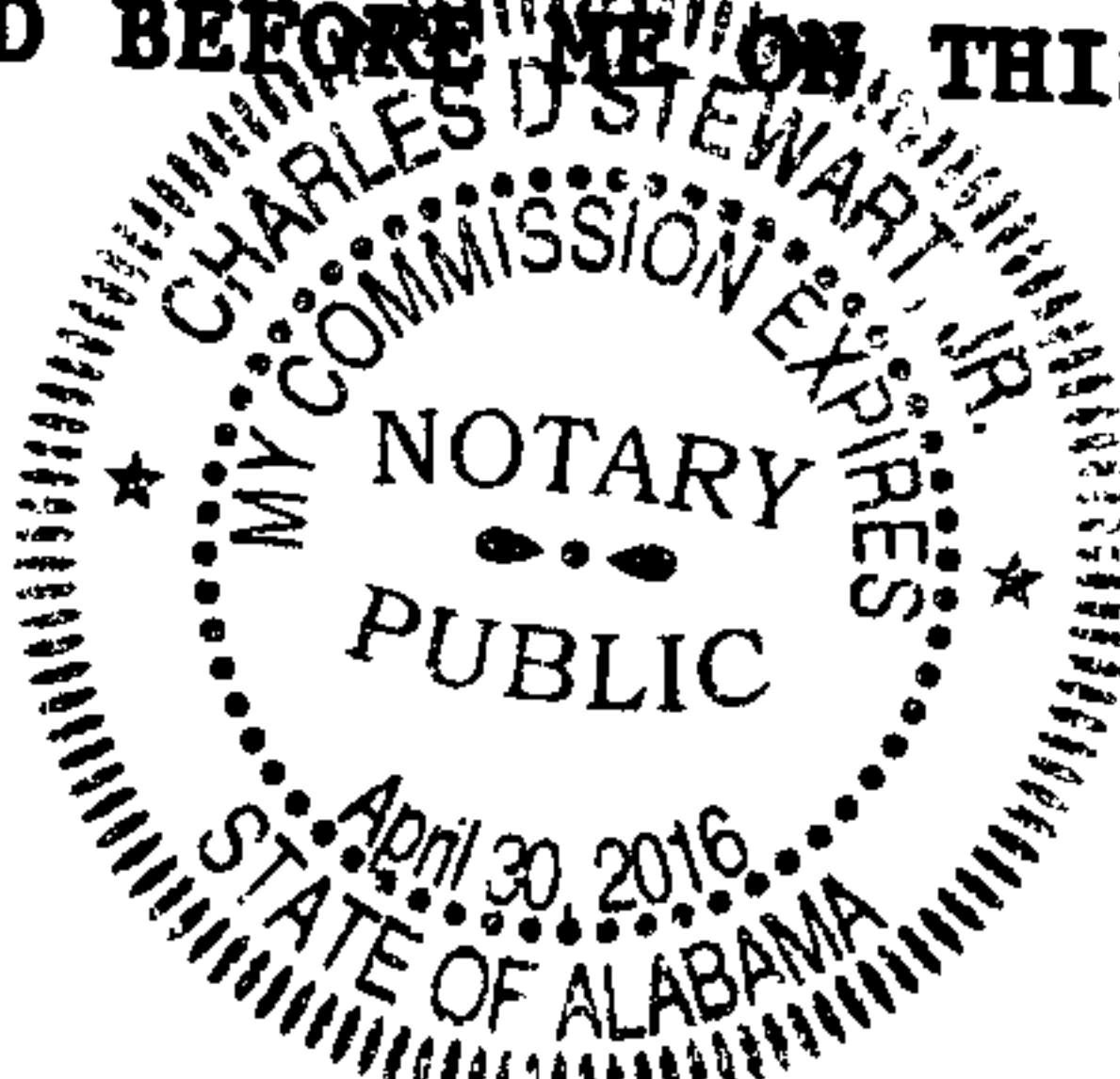
20 13

COUNTY OF SHELBY

28 DAY OF

March

Form RT-1



NOTARY PUBLIC



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