

Send tax notice to:
VIRGIL O. TRUCKS, JR.
201 HILLCREST ROAD
MONTEVALLO, ALABAMA, 35115


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

STATE OF ALABAMA

2013433

Shelby COUNTY

WARRANTY DEED


20130904000359510 1/3 \$163.00
Shelby Cnty Judge of Probate, AL
09/04/2013 12:34:42 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Forty-Two Thousand Seven Hundred Thirty-Five and 00/100 Dollars (\$142,735.00) in hand paid to the undersigned, ADAMS HOMES, LLC, A LIMITED LIABILITY COMPANY (hereinafter referred to as "Grantor") by VIRGIL O. TRUCKS, JR. and JANICE TRUCKS (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 161, 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 DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
- 2.
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 ADVERSE CLAIM TO ANY PORTION OF SAID LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR ACQUIRED 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 INCLUDING 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 SOUTHWEST CORNER OF LOT.
10. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INSTRUMENT NO. 20070117000024840, ETC.
11. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 37, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
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 20070117000024840 IN PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA.

\$0.00 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 23rd day of August, 2013.


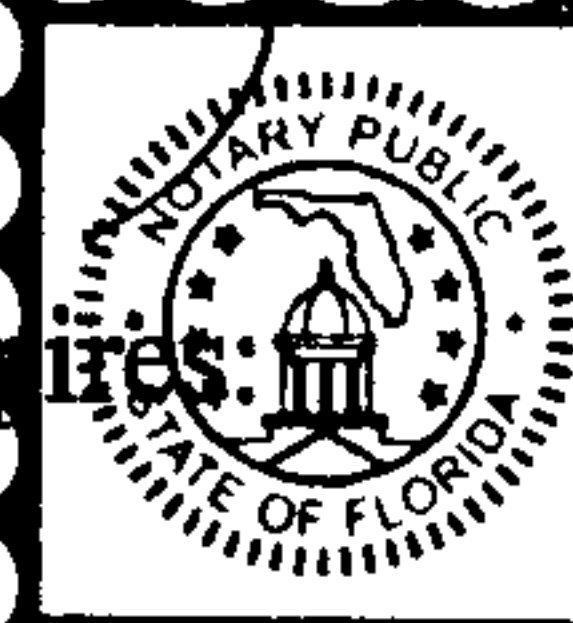
ADAMS HOMES, LLC


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 and with full authority, he executed the same voluntarily for and as the act of
said corporation.

Given under my hand and official seal this the 23rd day of August, 2013.


Notary Public
Print Name:
Commission Expires:  SHELLEY A. SEPULVEDA
Notary Public - State of Florida
My Comm. Expires Jan 25, 2015
Commission # EE 31685
Bonded Through National Notary Assn.


20130904000359510 2/3 \$163.00
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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 LLC
Mailing Address 3000 Gulf Breeze Pkwy
Gulf Breeze FL 32563

Grantee's Name Virgil O. Trucks Jr
Mailing Address Janice Trucks
201 Hillcrest Rd
Montevallo AL 35115

Property Address 201 Hillcrest Rd
Montevallo AL 35115

Date of Sale 8-23-13
Total Purchase Price \$ 142,735

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 8-23-13

Print Virgil O. Trucks Jr

☐ Unattested

Sign Virgil O. Trucks Jr

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF August, 2013.

Notary Public

