

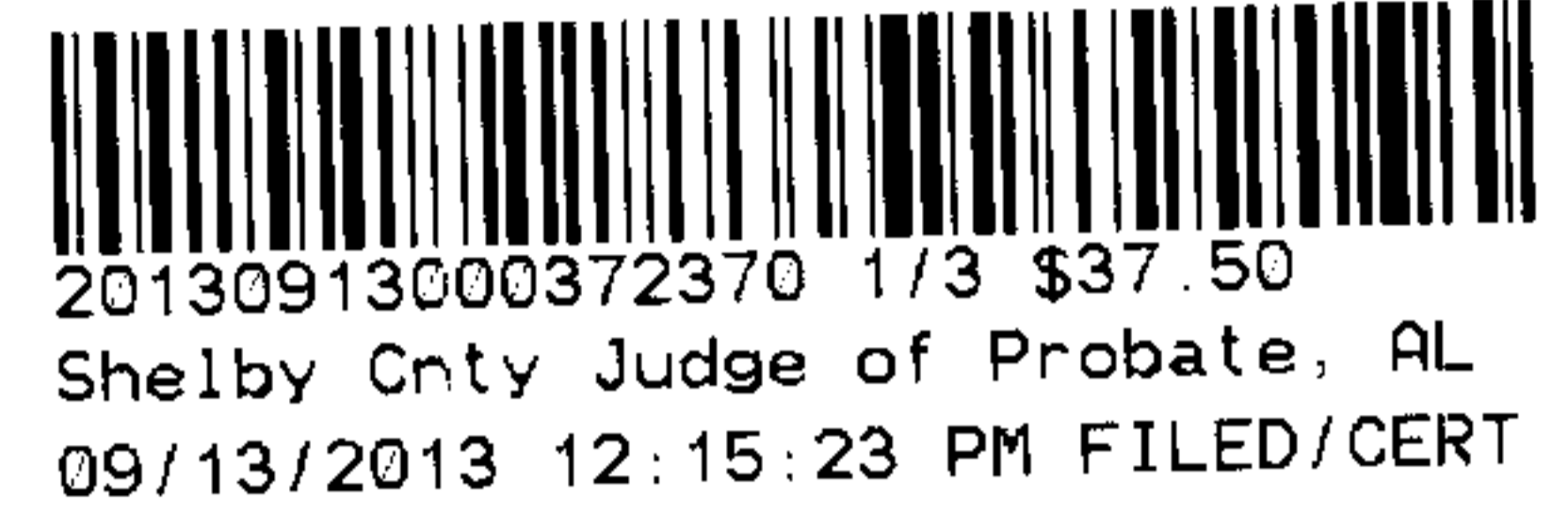
Send tax notice to:  
NANCY ARMSTRONG  
502 RIVER CREST DRIVE NORTH  
HELENA, AL, 35080

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

STATE OF ALABAMA

2013427

Shelby COUNTY



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy-Three Thousand Four Hundred Eighty-Eight and 00/100 Dollars (\$173,488.00) in hand paid to the undersigned, ADAMS HOMES, LLC, A LIMITED LIABILITY COMPANY (hereinafter referred to as "Grantor") by NANCY ARMSTRONG and RICKEY D. ARMSTRONG (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 2029, OLD CAHABA PHASE V, 6TH ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 37, PAGE 62, IN THE OFFICE OF THE OFFICE OF JUDGE OF PROBATE 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. Building setback line of 20 feet reserved from River Crest Drive (South) and River Crest Lane as shown by recorded plat.
3. Utility easements as shown by recorded plat, including a 10 feet on all sides.
4. Restrictions, covenants, and conditions as set out in Inst. #20050916000481600, in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 134, page 85, Deed Book 131, page 447, Deed Book 247, page 213, Real 46, page 69, and Deed Book 230, page 113, in Probate Office.
6. Restrictions, limitations and conditions as set out in Map Book 37, page 62 in said Probate Office.
7. Easement to Shelby County, as shown by instrument recorded in Deed Book 155, page 331, Deed Book 155, page 425, and Deed Book 156, page 203, in said Probate Office.
8. 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 Deed book 15, page 415, Deed Book 61, page 164, Real 133, page 277, and Real 321, page 626, in Probate Office.
- 9.

\$156,139.00 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 20th day of August, 2013.


ADAMS HOMES, LLC

By: 

WAYNE L. ADAMS


ITS MANAGING MEMBER

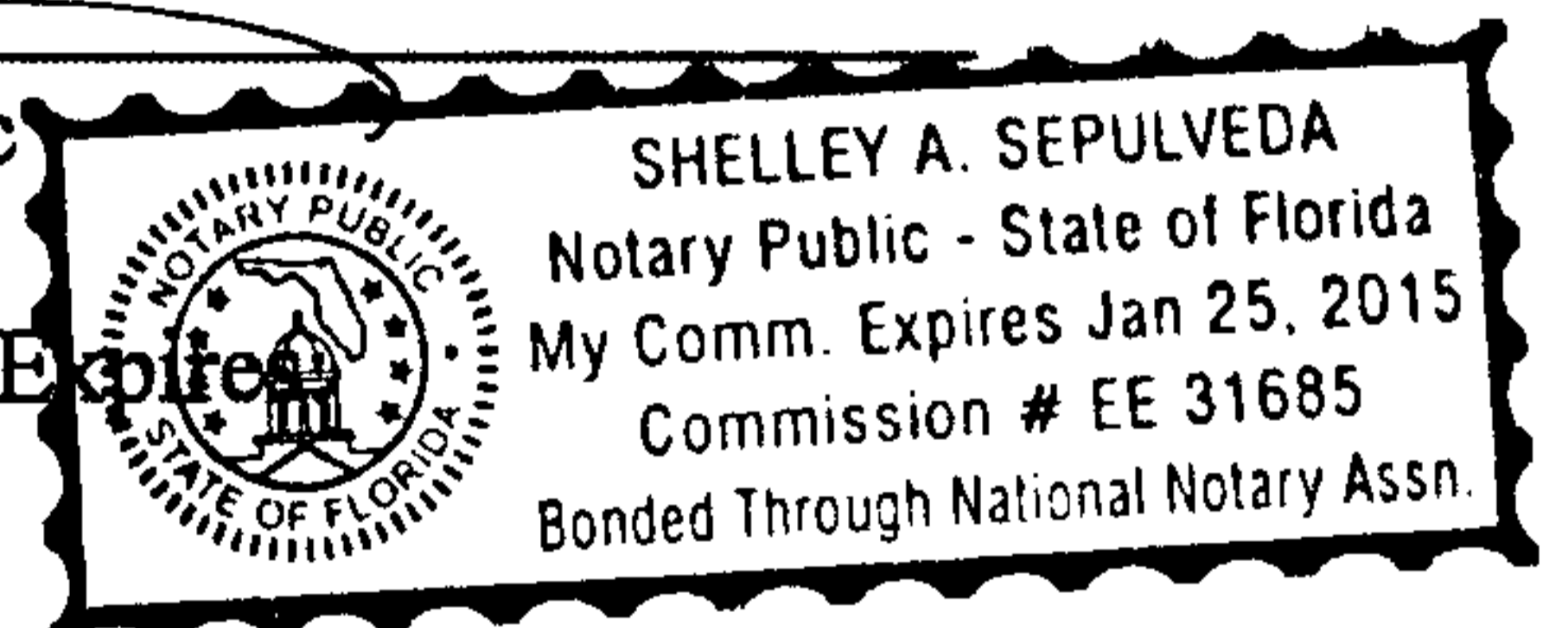
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

  
20130913000372370 2/3 \$37.50  
Shelby Cnty Judge of Probate, AL  
09/13/2013 12:15:23 PM FILED/CERT

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 20th day of August, 2013.

  
Notary Public  
Print Name:  
Commission Expires



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  
35263

Grantee's Name Nancy Armstrong  
Mailing Address 502 River Crest Dr N  
Helena AL 35080

Property Address 502 River Crest Dr N  
Helena AL 35080

Date of Sale 8-20-13  
Total Purchase Price \$ 173,488  
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 8-20-13

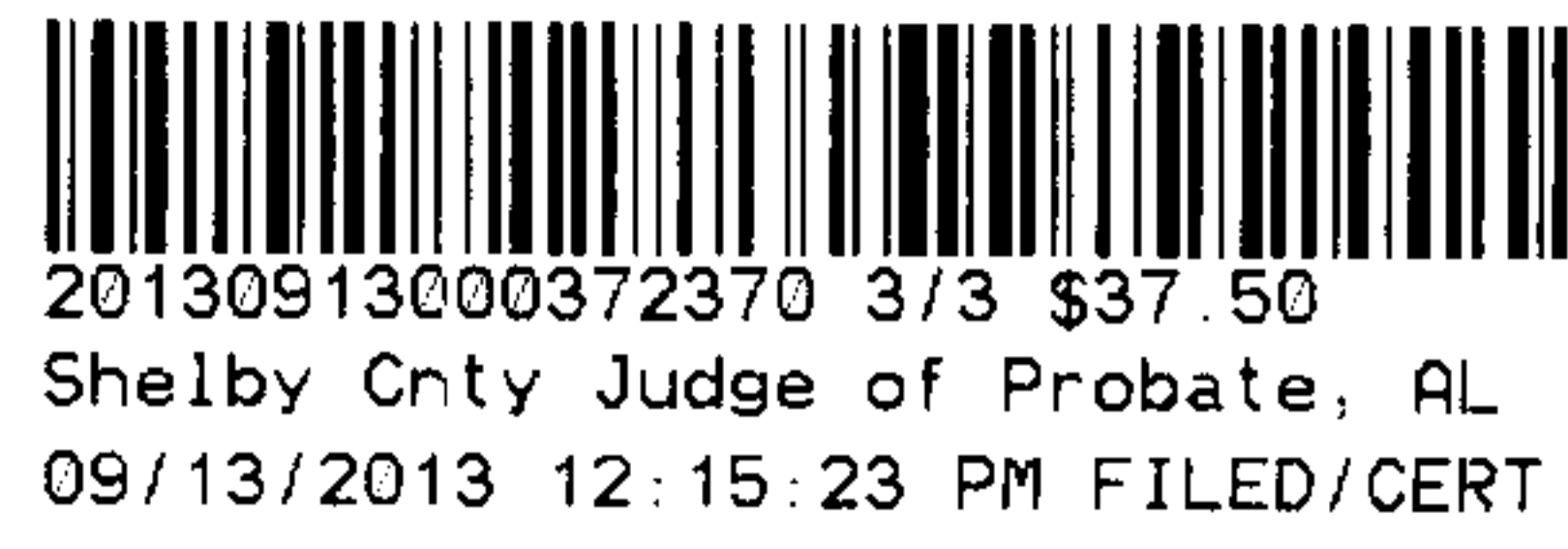
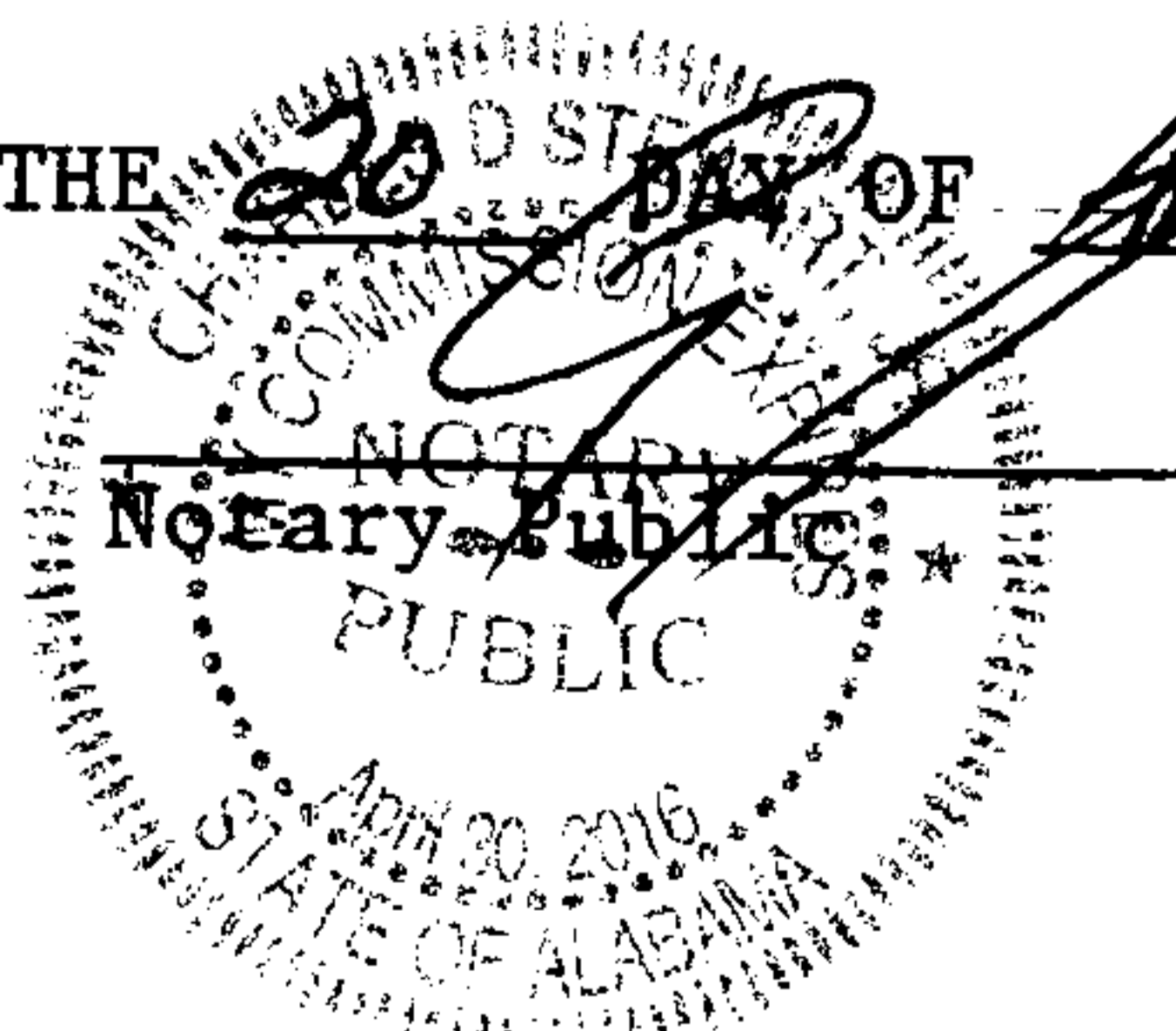
Print Nancy Armstrong

Unattested \_\_\_\_\_  
(verified by)

Sign Nancy Armstrong  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20 DAY OF Aug, 2013.



Shelby County, AL 09/13/2013  
State of Alabama  
Deed Tax: \$17.50