


Send tax notice to:  
ERIC THOMAS POLLARD  
4278 OLD CAHABA PKWY  
HELENA, AL, 350801

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

STATE OF ALABAMA

2013487

Shelby COUNTY

  
20131004000399720 1/2 \$22.00  
Shelby Cnty Judge of Probate, AL  
10/04/2013 01:05:31 PM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Thirteen Thousand Nine Hundred Six and 00/100 Dollars (\$213,906.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ADAMS HOMES, LLC whose **mailing address** is: 3000 GULF BREEZE PKWY, GULF BREEZE, FL 32563 (hereinafter referred to as "Grantor") by ERIC THOMAS POLLARD whose **mailing address is:** 4278 Old Cahaba Pkwy, Helena AL 35080 (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 1874, OLD CAHABA, PHASE V, 2ND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 36, PAGE 105, 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. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM OLD CAHABA PARKWAY, AS SHOWN PER PLAT.
3. 2. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING, 10 FEET ALONG THE REAR.
4. 3. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INST. NO. 20050916000481600 AND INST NO. 20060314000118960, IN PROBATE OFFICE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FOTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLCIABLE LAW.
5. 4. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 36, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. 5. EASEMENTS(s) GRANTED TO SHELBY COUNTY AS SET OUT IN DEED BOOK 155, PAGE 331, DEED BOOK 155, PAGE 425, BOOK 2, PAGE 16, AND BOOK 156, PAGE 203, IN THE PROBATE OFFICE.
7. 6. EASEMENTS GRANTED TO ALABAM POWER COMPANY AS SET OUT IN INST. NO. 20051031000561430, IN THE PROBATE OFFICE.
8. TITLE TO ALL MINERALS WITHIN AND UNDERLYIN G THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITES RELATING THERETO, INCLUDING RIGHTS SET OUT IN BOOK 15, PAGE 415, BOOK 61, PAGE 164, REAL VOLUME 133, PAGE 277, AND REAL VOLUME 321, PAGE 629, IN PROBATE OFFICE

Shelby County, AL 10/04/2013  
State of Alabama  
Deed Tax: \$5.00



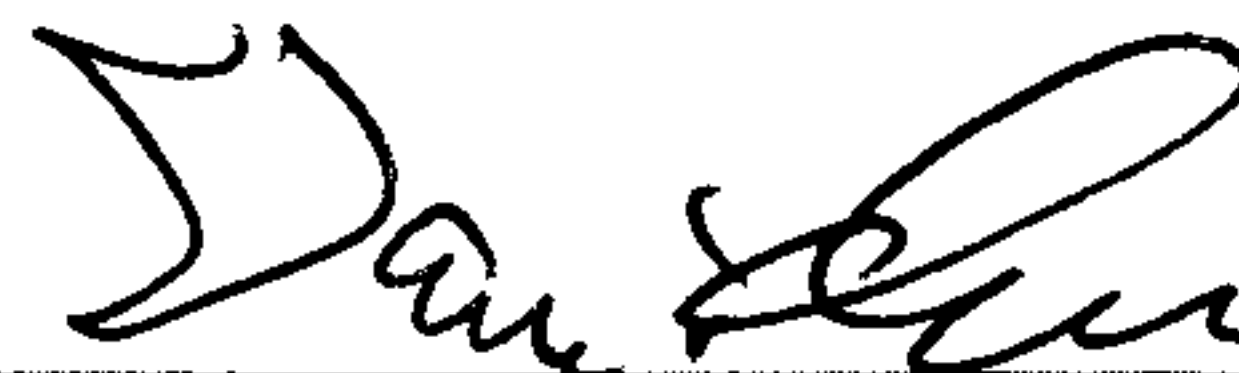
\$209,228.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 HIS signature and seal on this the 24th day of September, 2013.

ADAMS HOMES, LLC

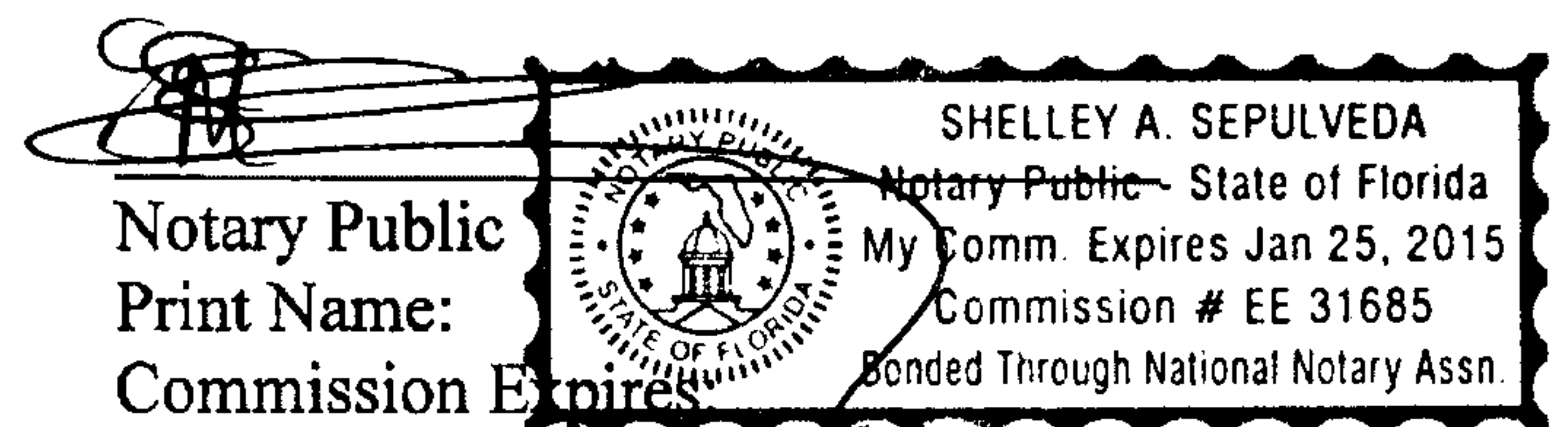


BY: WAYNE L ADAMS  
ITS: MANAGING MEMBER

STATE OF ALABAMA  
COUNTY OF SHELBY

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 24th day of September, 2013.



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