

Send tax notice to:  
MICHAEL L. EDMONDS  
153 GOLDEN MEADOWS DRIVE  
ALABASTER, AL, 35007

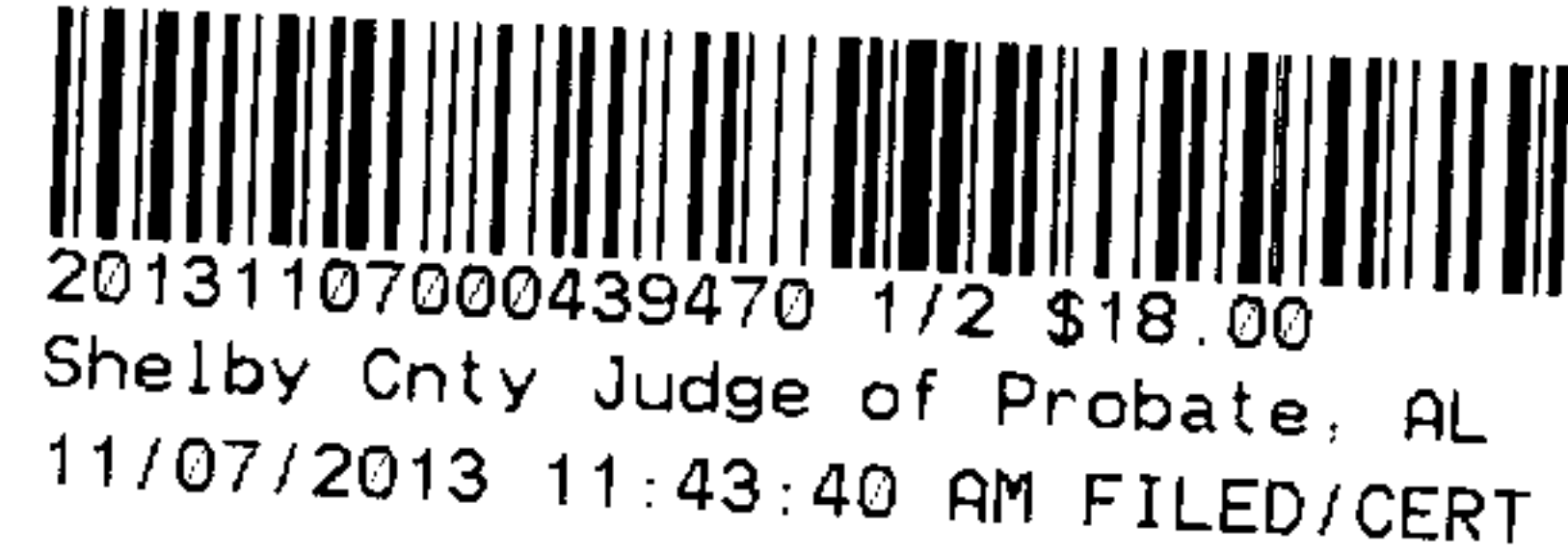
This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2013537

Shelby COUNTY

**WARRANTY DEED**



KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Thirty Thousand Eight Hundred Forty-Four and 00/100 Dollars (\$230,844.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ADAMS HOMES, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is: 3000 GULF BREEZE PARKWAY, GULF BREEZE FLORIDA 32563** (hereinafter referred to as "Grantor") by MICHAEL L. EDMONDS and JOYCE B. EDMONDS **whose mailing address is: 153 Golden Meadows Drive, Alabaster, AL 35007** (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 13, 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, 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 ACCRETED 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, SSAND, 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 BETWEEN DWELLINGS WITH AT LEAST ONE SIDE OF 10 OR MORE FEET, AS SHOWN PER PLAT.
9. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 8 FEET ALONG GOLDEN MEADOWS DRIVE AND 20 FEET ALONG THE REAR.

10. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INST. NO. 20080204000043720 IN PROBATE OFFICE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY.
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. 20061212000601820 AND INST. NO. 201212000601630 IN THE PROBATE OFFICE.

\$230,844.00 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 22nd day of October, 2013.

ADAMS HOMES, LLC

By: \_\_\_\_\_

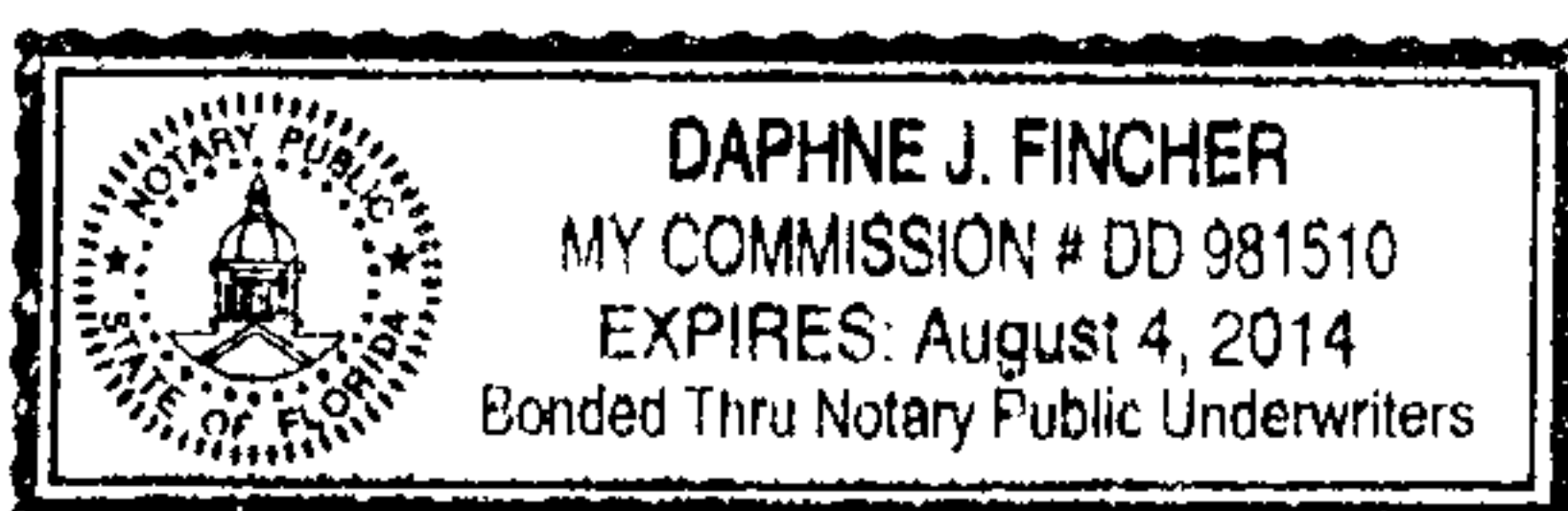
WAYNE L. ADAMS

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 limited liability company.

Given under my hand and official seal this the 22nd day of October, 2013.



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

20131107000439470 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
11/07/2013 11:43:40 AM FILED/CERT