

Send tax notice to:
ADAM T JOHNSTON
315 IVY HILLS CIRCLE
CALERA, AL, 35040

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

STATE OF ALABAMA

2013514

Shelby COUNTY



20131107000440070 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
11/07/2013 12:36:08 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Forty-One Thousand Nine Hundred Fifty-Eight and 00/100 Dollars (\$141,958.00) **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 ADAM T JOHNSTON and BRITTANY B MCKENZIE **whose mailing address is: 315 IVY HILLS CIRCLE, CALERA, AL 35040** (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 28, ACCORDING TO THE PLAT OF OLD IVY SUBDIVISION, PHASE II, (BEING A RESURVEY OF PORTIONS OF LOTS 22-32 TRACT FIFTY ONE SUBDIVISION, PARCEL "B" AS RECORDED IN MAP BOOK 11, PAGE 26), AS RECORDED IN MAP BOOK 36, PAGE 6-A AND DOCUMENT #20051027000561200, 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. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM IVY HILLS CIRCLE AND 25 FEET FROM THE REAR, AS SHOWN PER PLAT.
3. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 8 FEET ALONG IVY HILLS CIRCLE AND 20 FEET THROUGH LOT.
4. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INST. NO. 20051104000574530 AND SUPPLEMENTED BY INST. NO. 20120504000157040, IN PROBATE OFFICE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGIONS, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT RESTRICTION IS PERMITTED BY APPLICABLE LAW.
5. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 36, PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. 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 BOOK 114, PAGE 193 AND BOOK 144, PAGE 196, IN PROBATE OFFICE.
7. RIGHT(S) OF WAY(S) GRANTED TO ALABAMA POWER COMPANY, AS SET OUT IN DEED BOOK 121, PAGE 464, DEED BOOK 188, PAGE 43,

DEED BOOK 80, PAGE 195 AND INST. NO. 20050526000257610, IN THE
PROBATE OFFICE.

\$144,855.00 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.

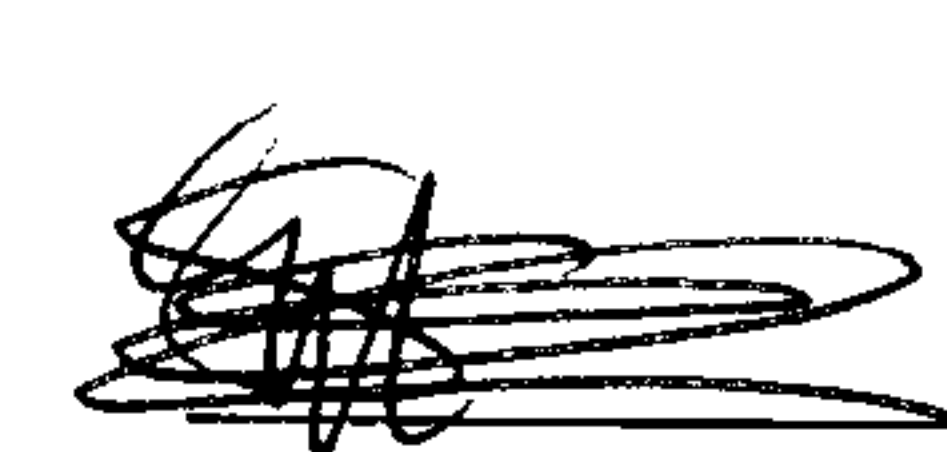
IN WITNESS WHEREOF, the said Grantor, ADAMS HOMES, LLC, by WAYNE
L. ADAMS its, MANAGING MEMBER who is authorized to execute this conveyance,
has hereunto set its signature and seal on this the 4th day of October, 2013.

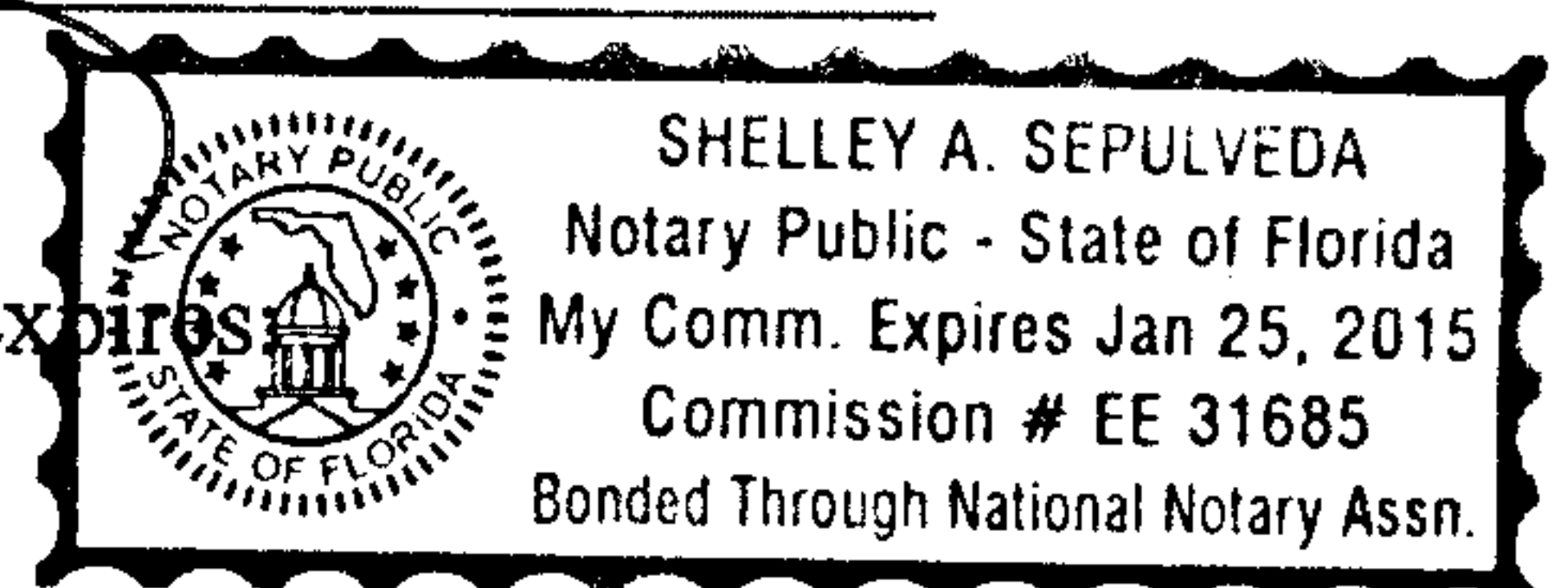
ADAMS HOMES, LLC
By: 
ITS: MANAGING MEMBER

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 4th day of October, 2013.


Notary Public
Print Name:
Commission Expires



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Shelby Cnty Judge of Probate, AL
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