

Send tax notice to:
KENNETH D. GRIFFIN
100 RIVER CREST LANE
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

2013544

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy-Four Thousand Two Hundred Eighty-Two and 00/100 Dollars (\$174,282.00) **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 KENNETH D. GRIFFIN and RUBY H. GRIFFIN **whose mailing address is: 106 River Crest Lane, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 2093, OLD CAHABA PHASE V 5TH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 37, PAGE 53, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. 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.
5. 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.
6. 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.
7. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM RIVER CREST LANE, AS SHOWN PER PLAT.
8. PUBLIC UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, 5 FEET ALONG REAR BOUNDARY.
9. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 134, PAGE 85, DEED BOOK 131, PAGE 447, DEED BOOK 257, PAGE 213, REAL 46, PAGE 69 AND DEED BOOK 230, PAGE 113, IN PROBATE OFFICE.
10. EASEMENT TO SHELBY COUNTY, AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 155, PAGE 331, DEED BOOK 155, PAGE 425,

DEED BOOK 2, PAGE 16 AND DEED BOOK 156, PAGE 203 IN SAID PROBATE OFFICE.

11. 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, PG 164, REAL 133, PAGE 277 AND REAL 321, PAGE 629, IN THE PROBATE OFFICE.
12. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 37, PAGE 53, IN SAID PROBATE OFFICE.

\$171,125.00 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 30th day of October, 2013.

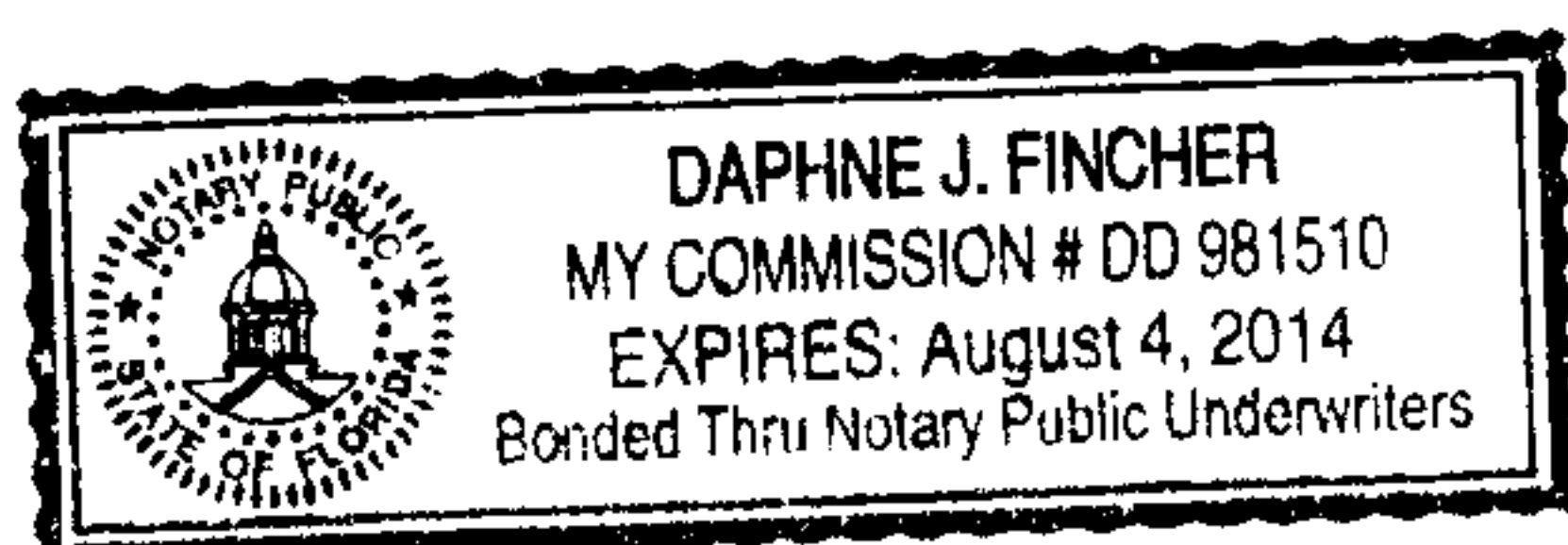
ADAMS HOMES, LLC

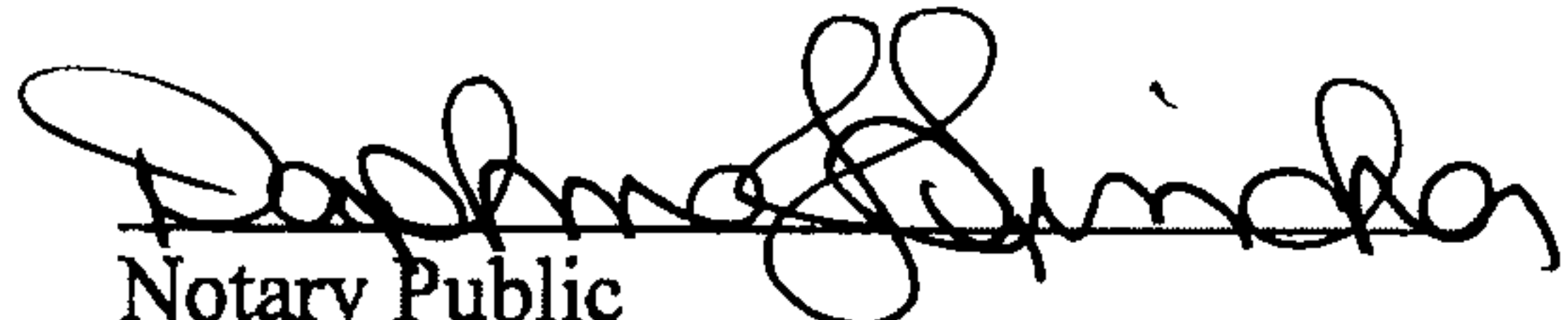
By: 
WAYNE L. ADAMS
ITS MANAGING MEMBER


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 30th day of October, 2013.




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


20131107000440490 2/2 \$20.50
Shelby Cnty Judge of Probate, AL
11/07/2013 02:22:56 PM FILED/CERT