

Send tax notice to:  
BOBBY JOE HUNT, JR.  
4250 OLD CAHABA PARKWAY  
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

2013542

SHELBY COUNTY

**WARRANTY DEED**


KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Forty-Nine Thousand Three Hundred Fifty and 00/100 Dollars (\$249,350.00) **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 BOBBY JOE HUNT, JR. and KARI JO HUNT **whose mailing address is: 4250 OLD CAHABA PARKWAY, 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 1897, 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, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
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 EAEMENTS, 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 THE 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, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
8. BUILDING SETBACK LINE OF 20 RESERVED FROM OLD CAHABA PARKWAY, AS SHOWN PER PLAT.
9. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 10 FEET FROM THE REAR OF LOT.
10. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN PROBATE RECORDS.
11. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 36, PAGE 105-A, IN THE PROBATE OFFICE OF SHELBY ALABAMA.

  
20131125000460880 1/2 \$27.00  
Shelby Cnty Judge of Probate, AL  
11/25/2013 12:16:38 PM FILED/CERT

Shelby County, AL 11/25/2013  
State of Alabama  
Deed Tax:\$10.00

12. EASEMENT RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET OUT IN INSTR. NO.20051031000564130 IN THE PROBATE OFFICE.
13. EASEMENT AND/OR RIGHT OF WAY 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.
14. RESERVATIONS AFFECTING RIGHTS IN OIL, GAS OR ANY OTHER MINERALS LYING UPON OR BENEATH THE LANDS PURSUANT TO THE INSTRUMENT RECORDED IN BOOK 15, PAGE 415, BOOK 61, PAGE 164, REAL VOLUME 133, PAGE 277, AND REAL VOLUME 32, PAGE 629, IN PROBATE OFFICE.

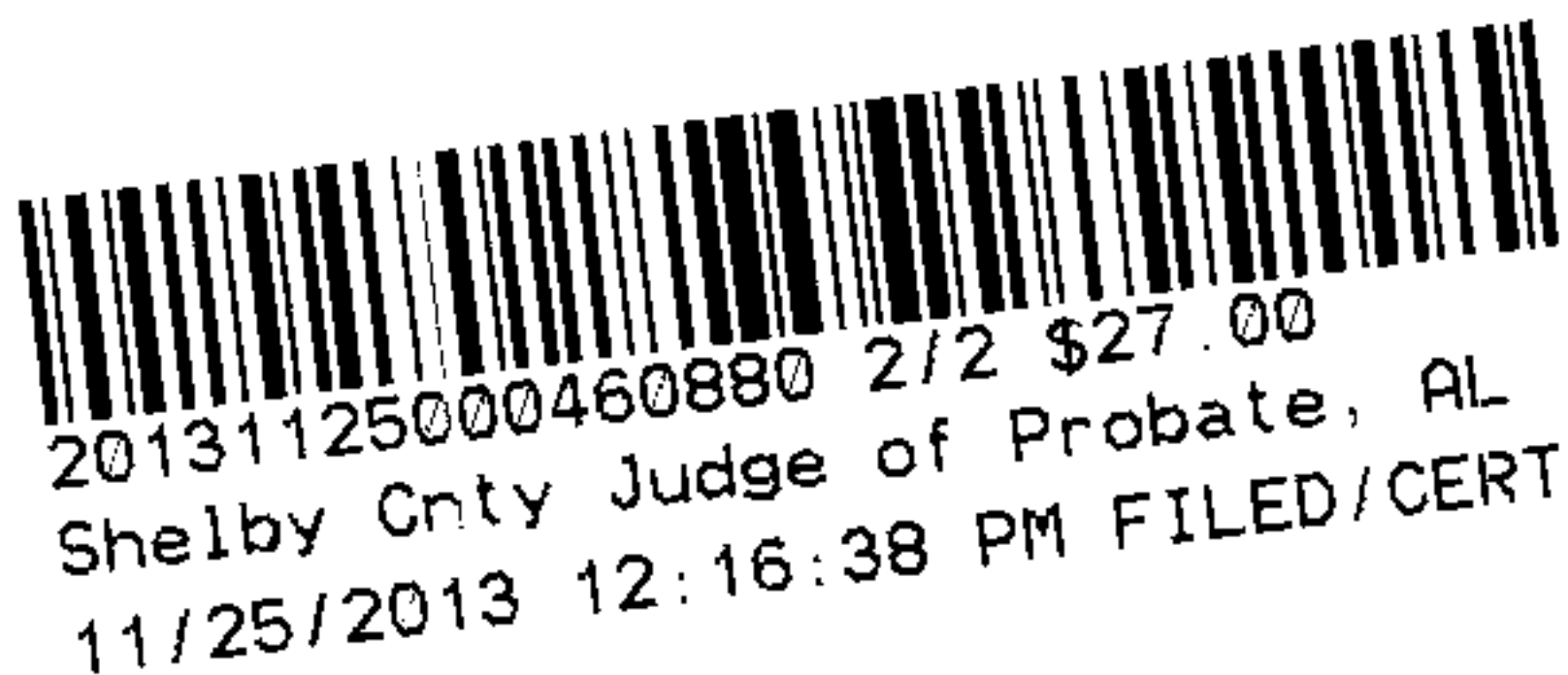
\$239,758.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 its signature and seal on this the 31<sup>st</sup> day of October, 2013.

ADAMS HOMES, LLC



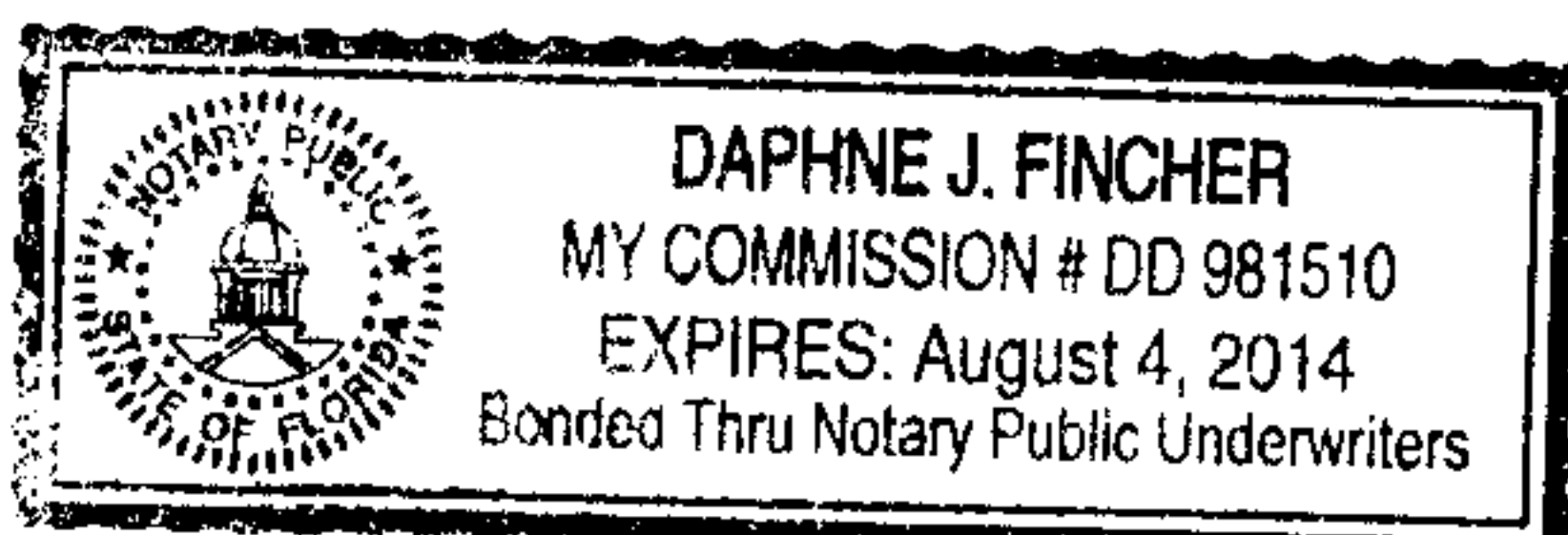
*Wayne L. Adams*

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 31<sup>st</sup> day of October, 2013.



*Daphne J. Fincher*  
Notary Public

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