

Send tax notice to:  
ANTHONY B. SHEARS  
329 GOLDEN MEADOWS PLACE  
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

2013601

Shelby COUNTY

**WARRANTY DEED**

  
20131217000482840 1/2 \$20.50  
Shelby Cnty Judge of Probate, AL  
12/17/2013 02:15:37 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty-Nine Thousand Nine Hundred and 00/100 Dollars (\$189,900.00) **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, FL 32563** (hereinafter referred to as "Grantor") by ANTHONY B. SHEARS and DUANA B. SHEARS **whose mailing address is: 329 GOLDEN MEADOWS PLACE** (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 36, 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, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. 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.
3. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING, 8 FEET ALONG GOLDEN MEADOWS DRIVE, 8 FEET ON THE NORTHEASTERLY SIDE AND 20 FEET ALONG THE SOUTHERLY SIDE.
4. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INST. NO. 20080204000043720, 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 FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANTS OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
5. EASEMENT(S) GRANTED TO ALABAMA POWER COMPANY AS SET OUT IN DEED BOOK 123, PAGE 416, IN THE PROBATE OFFICE.
6. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN INST. NO. 20061212000601820 AND INST. NO. 201212000601630, IN THE PROBATE OFFICE.

\$186,459.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF  
A MORTGAGE LOAN.

Shelby County, AL 12/17/2013  
State of Alabama  
Deed Tax: \$3.50



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 DON ADAMS its CHIEF FINANCIAL OFFICER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 27th day of November, 2013.

ADAMS HOMES, LLC

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

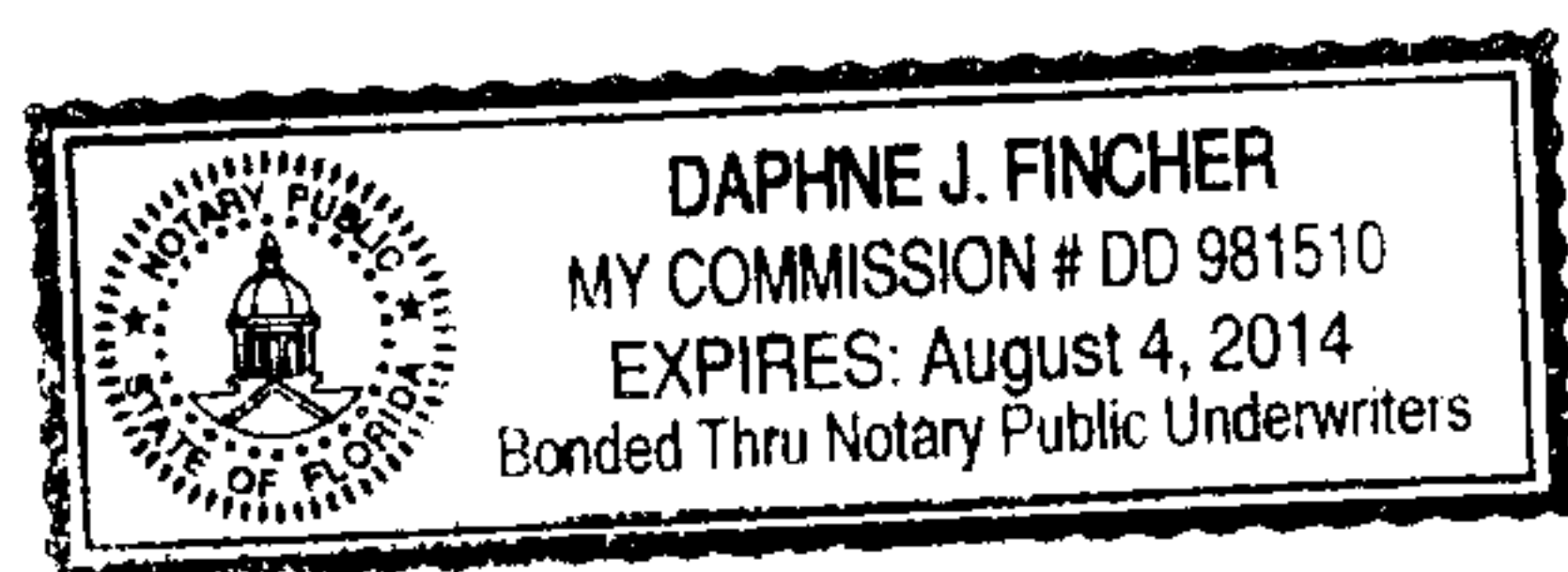
DON ADAMS

ITS CHIEF FINANCIAL OFFICER

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DON ADAMS, whose name as CHIEF FINANCIAL 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 27th day of November, 2013.



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



20131217000482840 2/2 \$20.50  
Shelby Cnty Judge of Probate, AL  
12/17/2013 02:15:37 PM FILED/CERT