


Send tax notice to:
JOSEPH W. GANN, SR.
212 CRISFIELD CIRCLE
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

2014008

Shelby COUNTY


20140127000026230 1/2 \$34.50
Shelby Cnty Judge of Probate, AL
01/27/2014 12:35:24 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty-Seven Thousand Three Hundred Forty-Two and 00/100 Dollars (\$157,342.00) **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 JOSEPH W. GANN, SR. and BEVERLY A. GANN **whose mailing address is: 212 CRISFIELD CIRCLE, 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 108, CHESAPEAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 37, PAGE 123, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

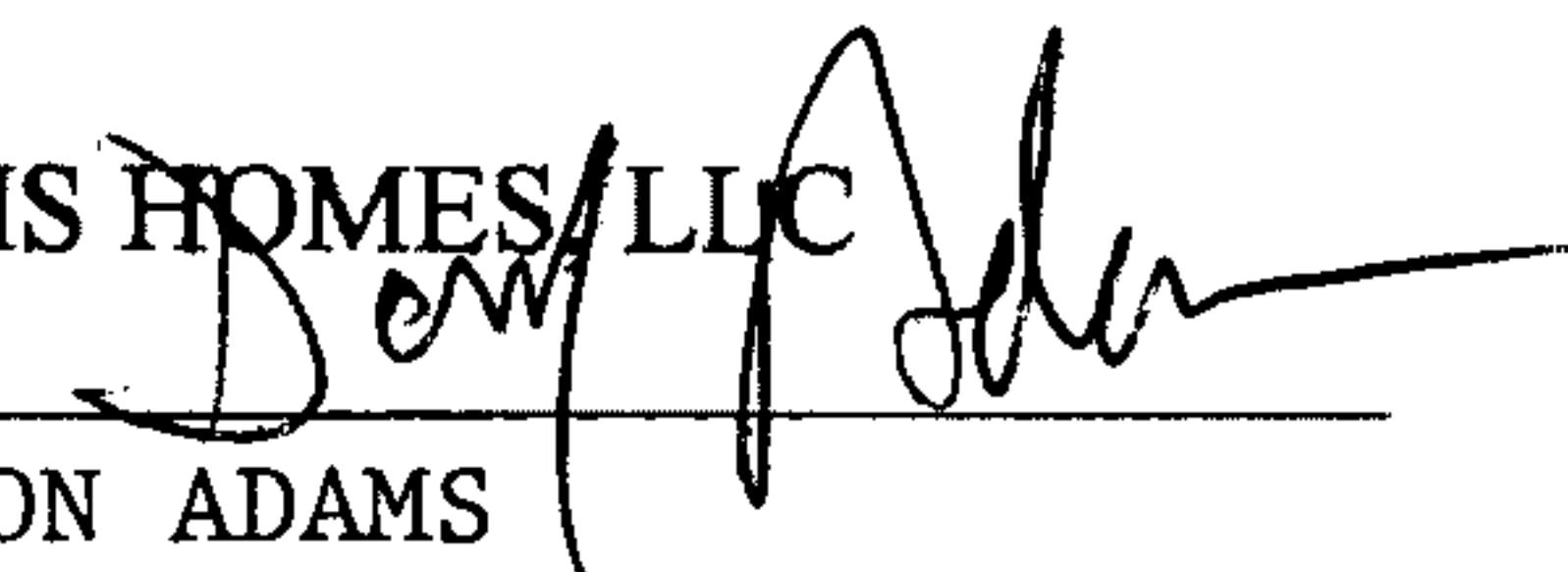
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. BUILDING SETBACK LINE AS SHOWN PER PLAT.
3. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT.
4. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INST. NO. 20070307000104700, IN THE PROBATE OFFICE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED ON 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 COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
5. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN INST. NO. 20060828000422400, IN PROBATE OFFICE.
6. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 37, PAGE 123, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

\$140,000.00 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.

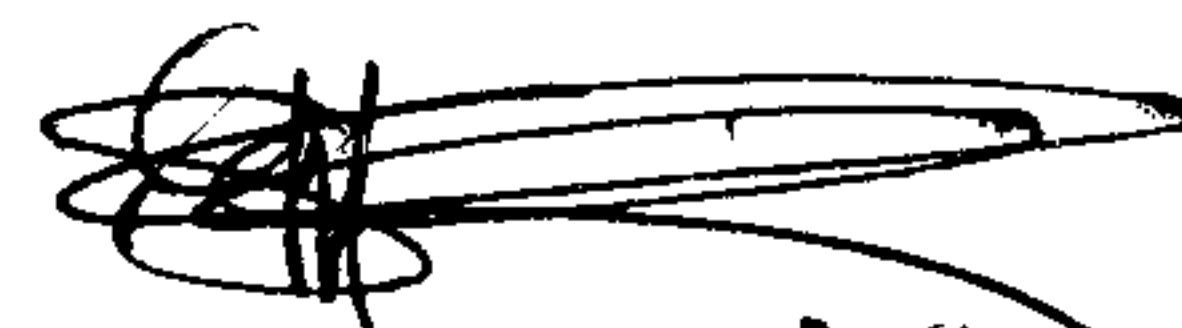

IN WITNESS WHEREOF, the said Grantor, ADAMS HOMES, LLC, by DON ADAMS its, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 21st day of January, 2014.


ADAMS HOMES, LLC

BY: DON ADAMS
ITS CHIEF FINANCIAL OFFICER

STATE OF ~~ALABAMA~~ FLORIDA
COUNTY OF ~~SHELBY~~ 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 OFFICER 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 21ST day of January, 2014.


Notary Public
Print Name: _____
Commission Expires _____
 SHELLEY A. SEPULVEDA
Notary Public - State of Florida
My Comm. Expires Jan 25, 2015
Commission # EE 31685
Bonded Through National Notary Assn.


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