

Send tax notice to:
RODERICK WATERS
113 SOUTHFIELD DR
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

2014013

Shelby COUNTY

WARRANTY DEED


20140127000026290 1/2 \$22.00
Shelby Cnty Judge of Probate, AL
01/27/2014 12:35:30 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Forty-Seven Thousand Nine Hundred Seventy-Five and 00/100 Dollars (\$147,975.00) **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 RODERICK WATERS whose mailing address is: **113 SOUTHFIELD DR., 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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 45, SOUTHFIELD GARDENS, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 38, PAGE 100, 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. BUILDING SETBACK LINE OF 20 FEET FROM FRONT, AND 15 FEET FROM REAR, AND 13 FEET FROM THE SIDES, AS SHOWN PER PLAT.
3. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INST. #20071128000540340, IN THE 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 COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
4. EASEMENT(S) GRANTED TO PLANTATION PIPE LINE AS SET OUT IN DEED BOOK 112, PAGE 260, IN THE PROBATE OFFICE.
5. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 38, PAGE 100 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$145,288.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

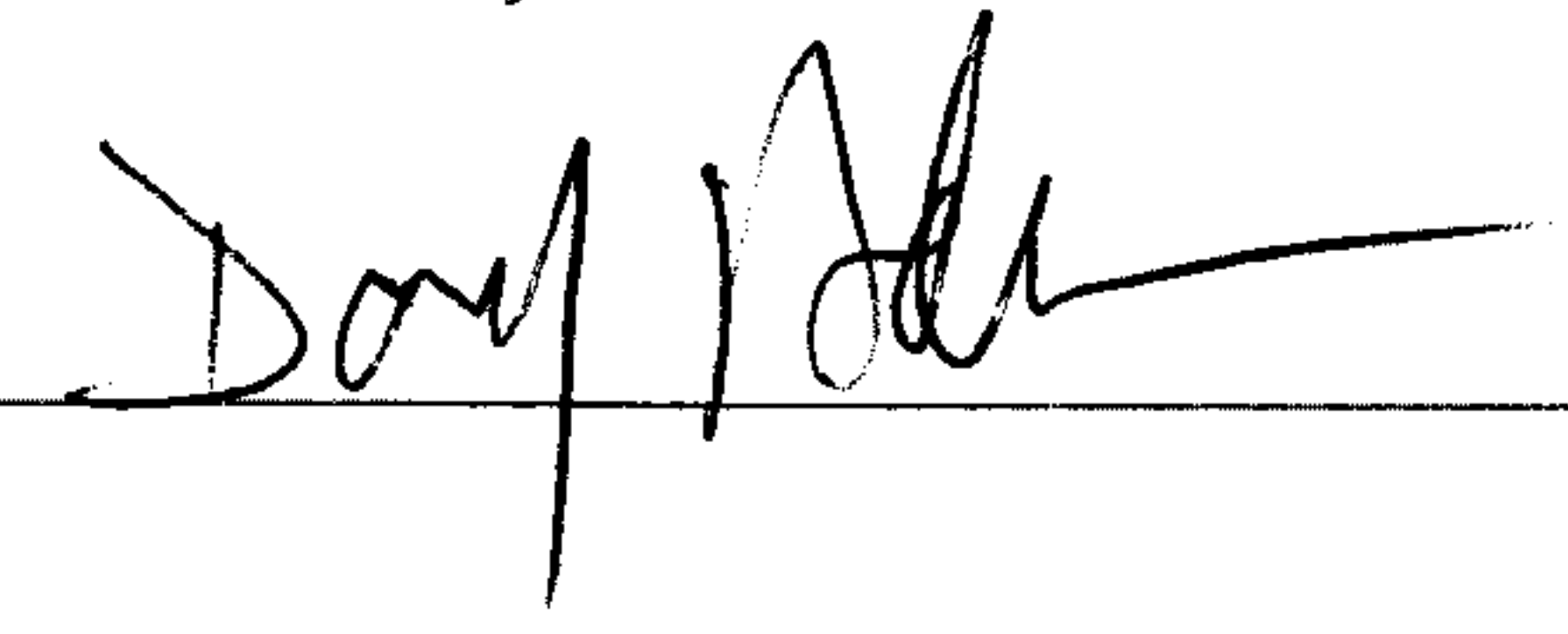
TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

Shelby County, AL 01/27/2014
State of Alabama
Deed Tax: \$5.00

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 DON ADAMS, its CHIEF FINANCIAL OFFICER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 13 day of January, 2014.

ADAMS HOMES, LLC

BY: 
ITS:

STATE OF ALABAMA
COUNTY OF SHELBY

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 13 day of January, 2014.

