

Send tax notice to:  
VILMARIE ODOM  
112 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

2014032

Shelby COUNTY

**WARRANTY DEED**

  
20140210000036950 1/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
02/10/2014 12:30:11 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars (\$129,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ADAMS HOMES, LLC **whose mailing address is: 3000 GULF BREEZE PKWY, GULF BREEZE, FL 32563** (hereinafter referred to as "Grantor") by VILMARIE ODOM and JOHN H. ODOM **whose mailing address is: 112 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 66, 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 OF 20 FEET RESERVED FROM CRISFIELD CIRCLE, 25 FEET ALONG THE REAR, AND 10 FEET ALONG THE SIDES, AS SHOWN PER PLAT.
3. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING, 8 FEET ALONG CRISFIELD CIRCLE AND 9 FEET ON THE EASTERLY SIDE, AS SHOWN PER PLAT.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INST. NO. 20070307000104700, 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 COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
5. AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN PLAT BOOK 37, PAGE 123, IN THE PROBATE OFFICE OF SHELBY ALABAMA.

\$127,546.00 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,

Shelby County, AL 02/10/2014  
State of Alabama  
Deed Tax: \$2.50

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 31<sup>st</sup> day of January, 2014.

ADAMS HOMES, LLC

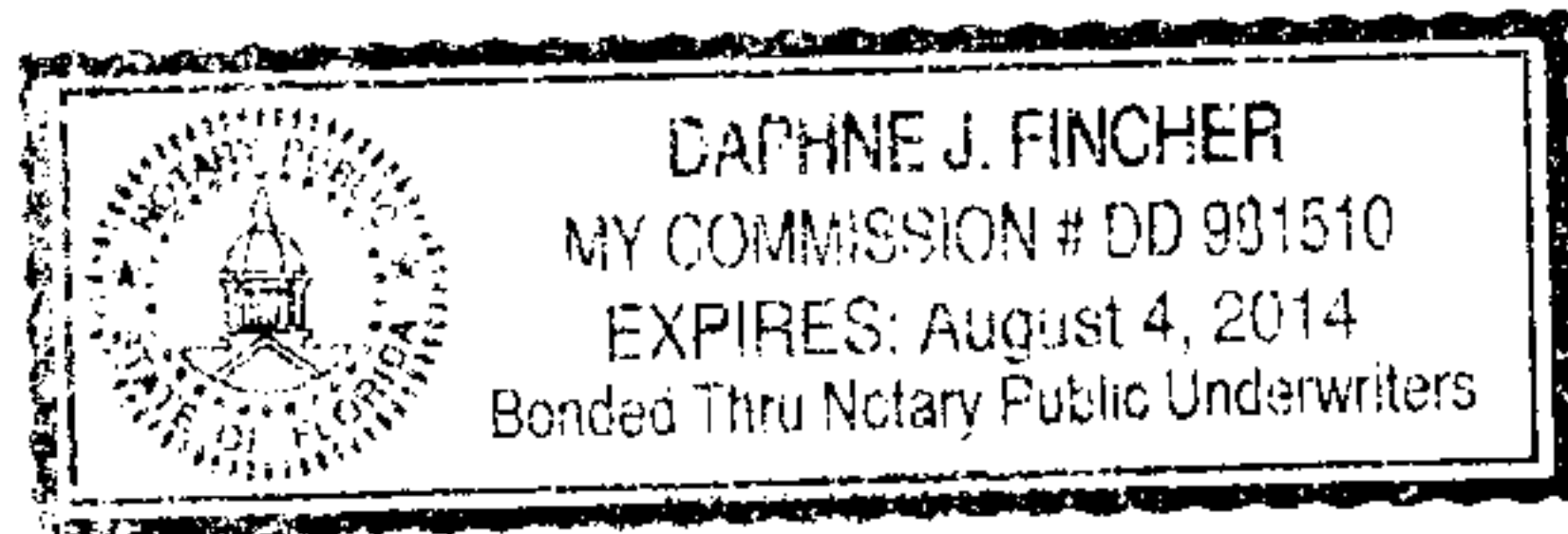
BY: DON ADAMS

ITS: CHIEF FINANCIAL OFFICER


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 31<sup>st</sup> day of January, 2014.



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

  
20140210000036950 2/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
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# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Adams Homes LLC  
Mailing Address 3000 Gulf Breeze Pkwy  
Gulf Breeze FL

Grantee's Name Vilmarie Odom  
Mailing Address 112 Cusfield Cir  
Alabaster AL  
35007

Property Address 112 Cusfield Cir  
Alabaster AL  
35007

Date of Sale 1-31-14  
Total Purchase Price \$ 129,900

or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☒ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1-31-14

Print Heather Nelson

☐ Unattested

(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 31 DAY OF Jan, 2014.

Notary Public

20140210000036950 3/3 \$22.50  
Shelby Cnty Judge of Probate, AL  
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