

Send tax notice to:
DENNIS LANDSCHOOT
1020 CONNER 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

2014027

Shelby COUNTY

WARRANTY DEED


20140210000036990 1/2 \$213.50
Shelby Cnty Judge of Probate, AL
02/10/2014 12:30:15 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Ninety-Six Thousand Three Hundred and 00/100 Dollars (\$196,300.00) **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 DENNIS LANDSCHOOT and RUTH LANDSCHOOT whose **mailing address is: 1020 CONNER 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 429, SILVER CREEK SECTOR III, PHASE II, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 36, PAGE 104, 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 35 RESERVED FROM CONNER CIRCLE, AND 35 FEET FROM THENORTHERLY AND EASTERLY SIDES, AS SHOWN PER PLAT.
3. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING, 5 FEET ON THE NORTHERLY SIDE AND AN EASEMENT OF VARYING WIDTH IN THE NORTHEASTERLY CORNER.
4. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INST. NO. 2000-30023, INST. NO. 2001-25063, INST. NO. 20070522000237880 AND INST. NO. 20071008000468800, 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 PERMITETED BY APPLICABLE LAW.
5. EASEMENT(S) GRANTED TO ALABAMA POWER COMPANY AS SET OUT IN INST. NO. 20050804000396630, IN THE PROBATE OFFICE.
6. EASEMENT(S) GRANTED TO ALABAMA POWER COMPANY AS SET OUT IN INST. NO. 20050804000396640 AND INST. NO. 20071114000522120, IN THE PROBATE OFFICE.
7. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 36, PAGE 104, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Shelby County, AL 02/10/2014
State of Alabama
Deed Tax: \$196.50

\$0.00 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 CHIEF FINANCIAL OFFICER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 31 day of January, 2014.

ADAMS HOMES, LLC

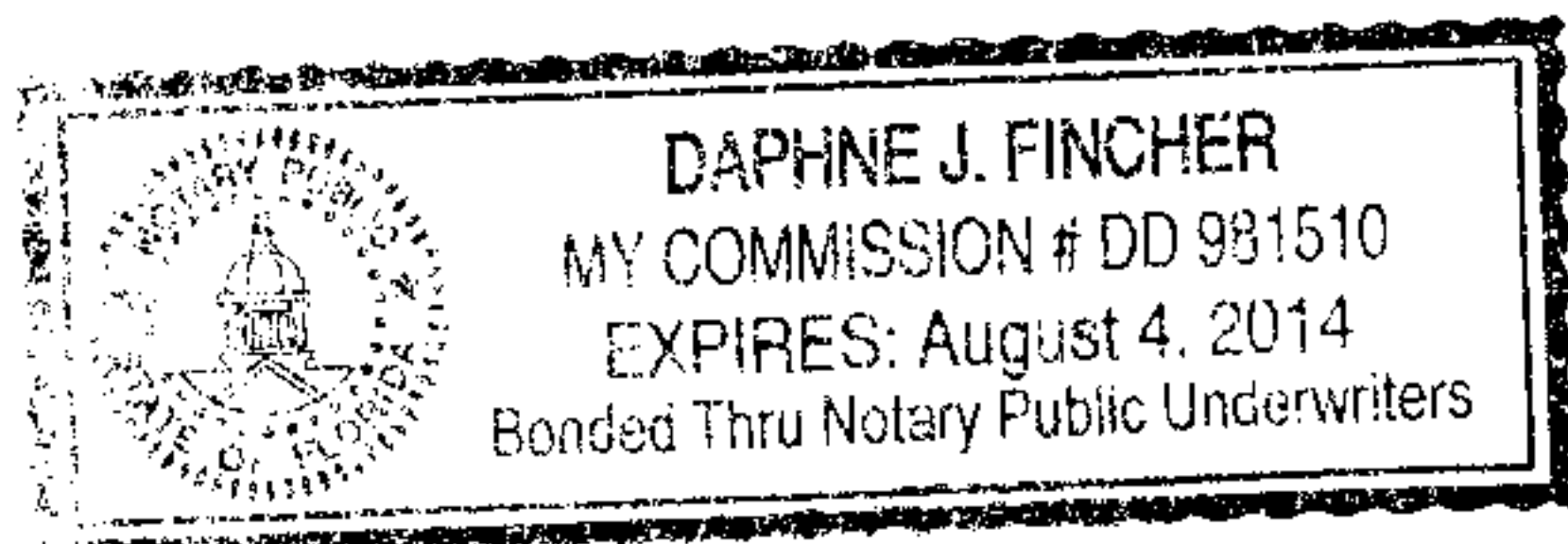
BY: DON ADAMS


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 day of January, 2014.




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


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