

Send tax notice to:
SCOTT C. KLAWITTER
3310 RIVER CREST DR S
HELENA, AL, 35080


This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2014052

Shelby COUNTY

WARRANTY DEED


20140313000070440 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
03/13/2014 01:36:39 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy-Four Thousand Nine Hundred and 00/100 Dollars (\$174,900.00) **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 SCOTT C. KLAWITTER whose **mailing address is: 3310 RIVER CREST DR S HELENA, AL 35080** (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 2011, OLD CAHABA PHASE V, 4TH ADDITION, ACCORDING TO THE PLAT THEROF AS RECORDED IN MAP BOOK 37, PAGE 136, 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. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 37, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. BUILDING SETBACK LINE OF 20 RESERVED FROM RIVER CREST DRIVE SOUTH, AS SHOWN PER PLAT.
4. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING, 10 FEET ALONG THE REAR AND PART OF A 20 FOOT EASEMENT ON THE NORTHERLY SIDE.
5. TRANSMISSION LINE PERMIT GRANTED TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 134, PAGE 85, DEED BOOK 131, PAGE 447, DEED BOOK 257, PAGE 213, REAL VOLUME 46, PAGE 69, AND DEED BOOK 230, PAGE 113, IN PROBATE OFFICE.
6. EASEMENT GRANTED TO SHELBY COUNTY AS SET OUT IN DEED BOOK 155, PAGE 331, AND DEED BOOK 155, PAGE 425, REAL BOOK 2, PAGE 16, AND BOOK 156, PAGE 203, IN PROBATE OFFICE.
7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN BOOK 15, PAGE 415, BOOK 61, PAGE 164, REAL VOLUME 133, PAGE 277 AND REAL VOLUME 321, PAGE 629, IN PROBATE OFFICE.

\$166,155.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 03/13/2014
State of Alabama
Deed Tax: \$9.00

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

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 14th day of February, 2014.

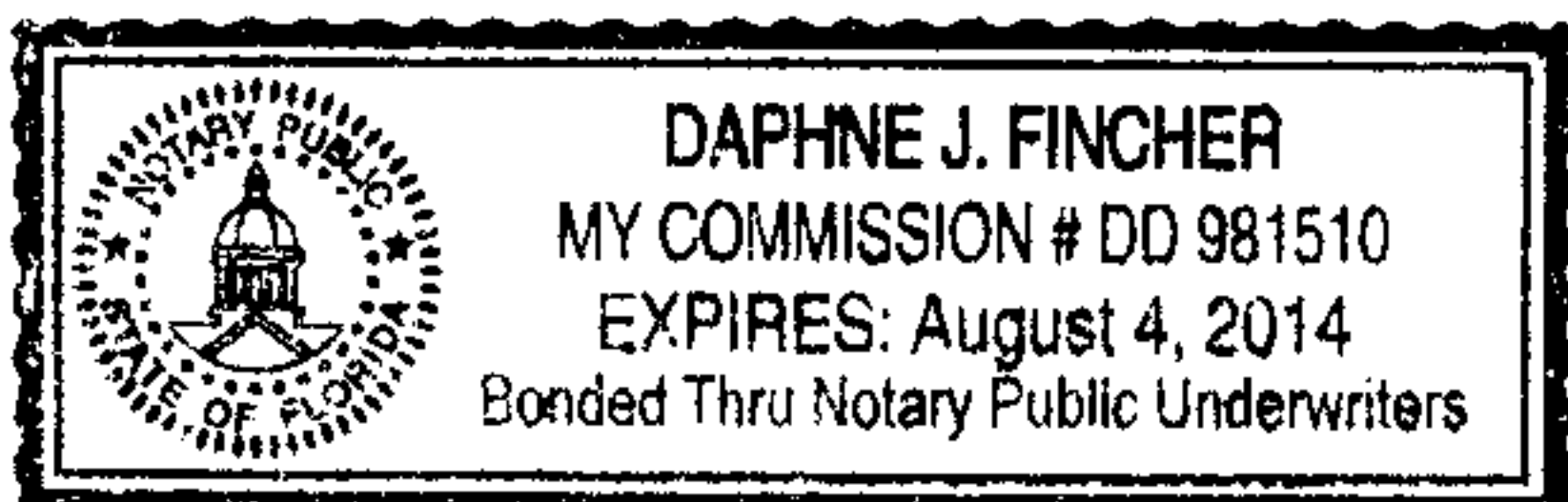
ADAMS HOMES. LLC

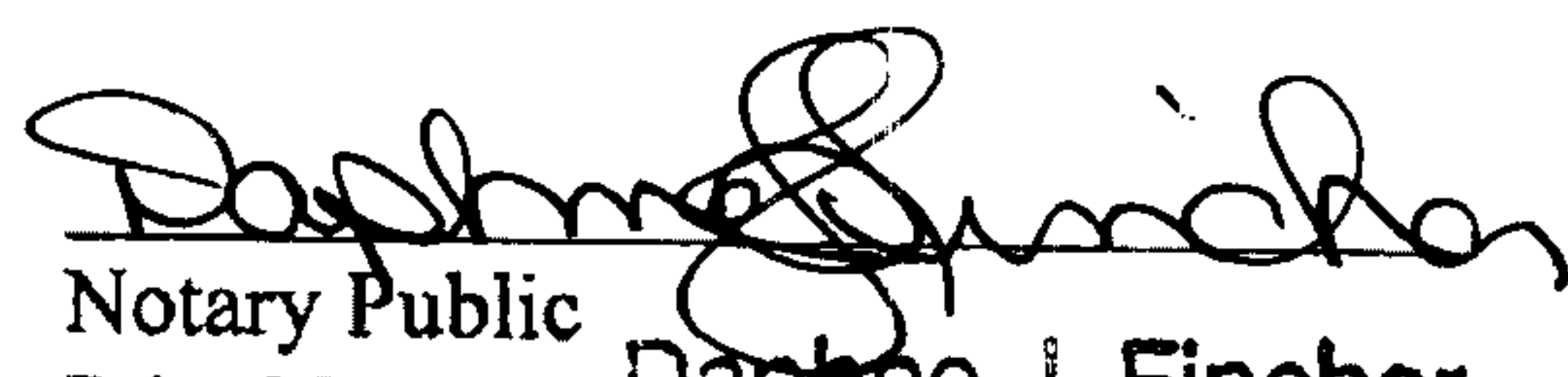

BY: DON ADAMS
ITS: CHIEF FINANCIAL OFFICER


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 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 14 day of February, 2014.




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


20140313000070440 2/2 \$26.00
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