

Send tax notice to:

JANINE GARDENHOUR  
1005 RIVER CREST TRAIL  
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

2014098

Shelby COUNTY



20140324000081270 1/2 \$20.50  
Shelby Cnty Judge of Probate, AL  
03/24/2014 01:50:15 PM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy-Seven Thousand Two Hundred Five and 00/100 Dollars (\$177,205.00) **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 PARKWAY, GULF BREEZE, FL 32563 (hereinafter referred to as "Grantor") by JANINE GARDENHOUR and DAVID GARDENHOUR **whose mailing address is:** 1005 RIVER CREST TRAIL, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1868, ACCORDING TO THE SURVEY OF OLD CAHABA V THIRD ADDITION, AS RECORDED IN MAP BOOK 37, PAGE 6, IN THE PROBATE OFFICE 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. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES, ARE NOT INSURED HEREIN.
4. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. NO. 2006-5266 AND INST. NO. 2006-5267.
5. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2005-48160 AND INST. NO. 2006-118960.
6. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS CONTAINED IN MAP BOOK 36, PAGE 105-A AND MAP BOOK 37, PAGE 6-B.
7. TRANSMISSION LINE PERMITS GRANTED TO ALABAMA POWER COMPANY 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 156, PAGE 203.
8. EASEMENT AND/OR RIGHT OF WAY TO SHELBY COUNTY RECORDED IN DEED BOOK 155, PAGE 331; DEED BOOK 155, PAGE 425; BOOK 2, PAGE 16 AND BOOK 156, PAGE 203.

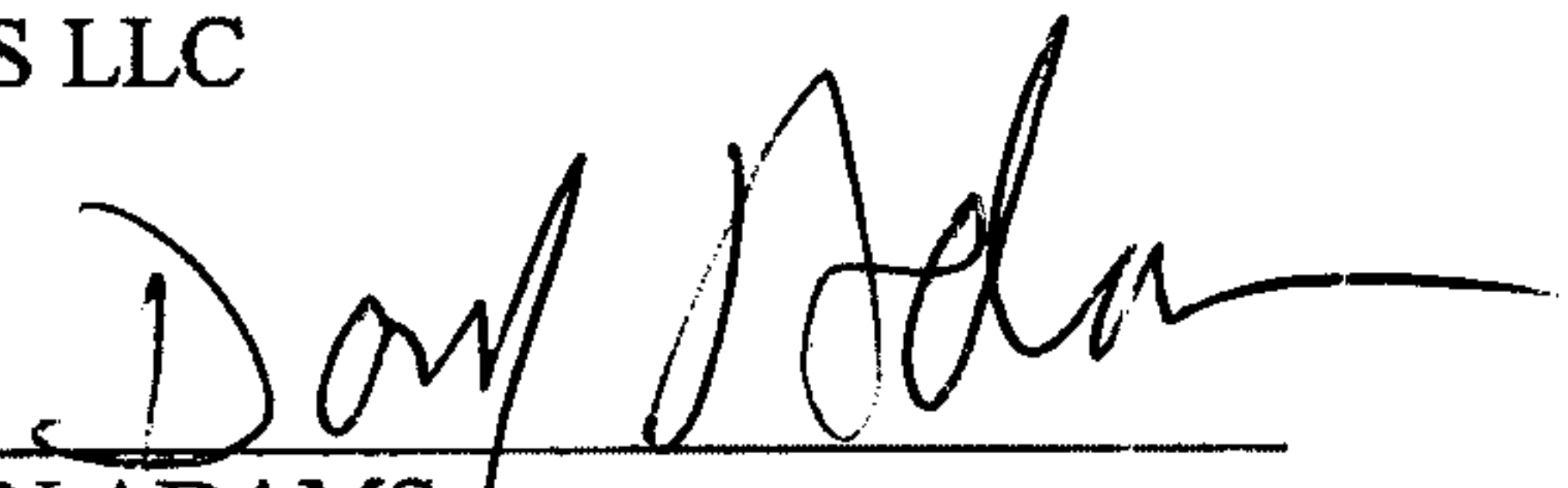
\$173,994.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 03/24/2014  
State of Alabama  
Deed Tax: \$3.50

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 21 day of March, 2014.

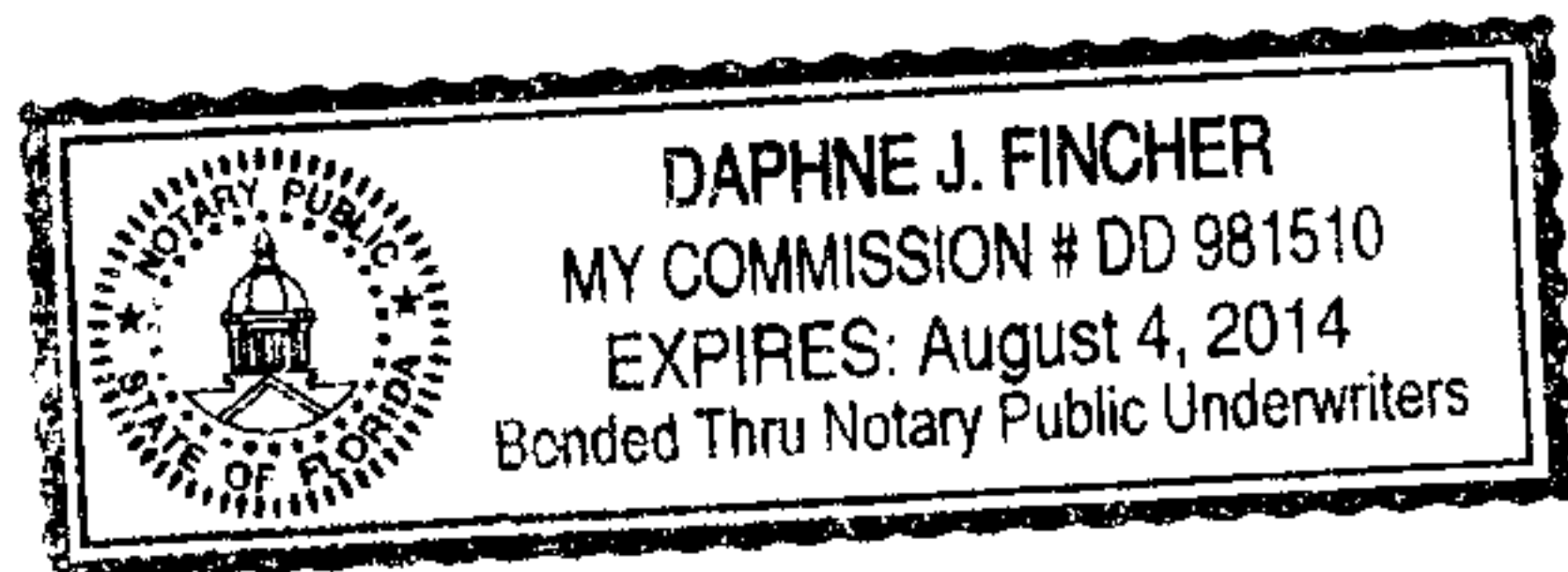
ADAMS HOMES LLC


  
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 21 day of March, 2014.



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



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