

Send tax notice to:
TAWANICA L. LOWE
6781 RIDGECREST CIRCLE
MCCALLA, AL, 35111


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

STATE OF ALABAMA

2014072

Shelby COUNTY

WARRANTY DEED


20140324000081510 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
03/24/2014 01:50:39 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty-Three Thousand Nine Hundred and 00/100 Dollars (\$163,900.00) **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 TAWANICA L. LOWE **whose mailing address is: 6781 RIDGECREST CIRCLE MCCALLA, AL 35111** (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 73, MEADOW RIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 42, PAGE 82, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA. (BESSEMER DIVISION)

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 RESERVED FROM RIDGECREST CIRCLE, AS SHOWN PER PLAT.
3. UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING, 7.5 FEET ON THE NORTHERLY AND WESTERLY SIDES.
4. 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 VOLUME 516, PAGE 220, IN PROBATE OFFICE.
5. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 42, PAGE 82, IN THE PROBATE OFFICE OF JEFFERSON ALABAMA.
6. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET OUT IN INST. #200463/3209 AND INST. #200463/3210, 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.
7. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT #200664, PAGE 27768 IN PROBATE OFFICE.
8. RIGHT OF WAY GRANTED TO JEFFERSON COUNTY, AS SET OUT IN BESSEMER VOLUME 153, PAGE 422, IN THE PROBATE OFFICE.
9. RIGHT OF WAY AS SET OUT IN BESSEMER VOLUME 598, PAGE 123, IN THE PROBATE OFFICE.

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Deed Tax:\$3.00

10. RIGHT OF WAY GRANTED TO A T & T, AS SET OUT IN VOLUME 3549, PAGE 514, IN THE PROBATE OFFICE.
11. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY, AS SET OUT IN BESSEMER REAL VOLUME 345, PAGE 630, VOLUME 854, PAGE 567 AND REAL VOLUME 47, PAGE 320, IN THE PROBATE OFFICE.
12. RIGHT OF WAY GRANTED TO, AS SET OUT IN ACROSS THE SOUTH 10 FEET OF THE SW ¼ RECORDED IN BESSEMER REAL VOLUME 19, PAGES 10, 11 AND 12, IN THE PROBATE OFFICE.

\$160,930.00 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.

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 , its , who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 28 day of February, 2014.

ADAMS HOMES, LLC


BY: DON ADAMS
ITS: CHIEF FINANCIAL OFFICER

STATE OF ALABAMA
COUNTY OF SHELBY

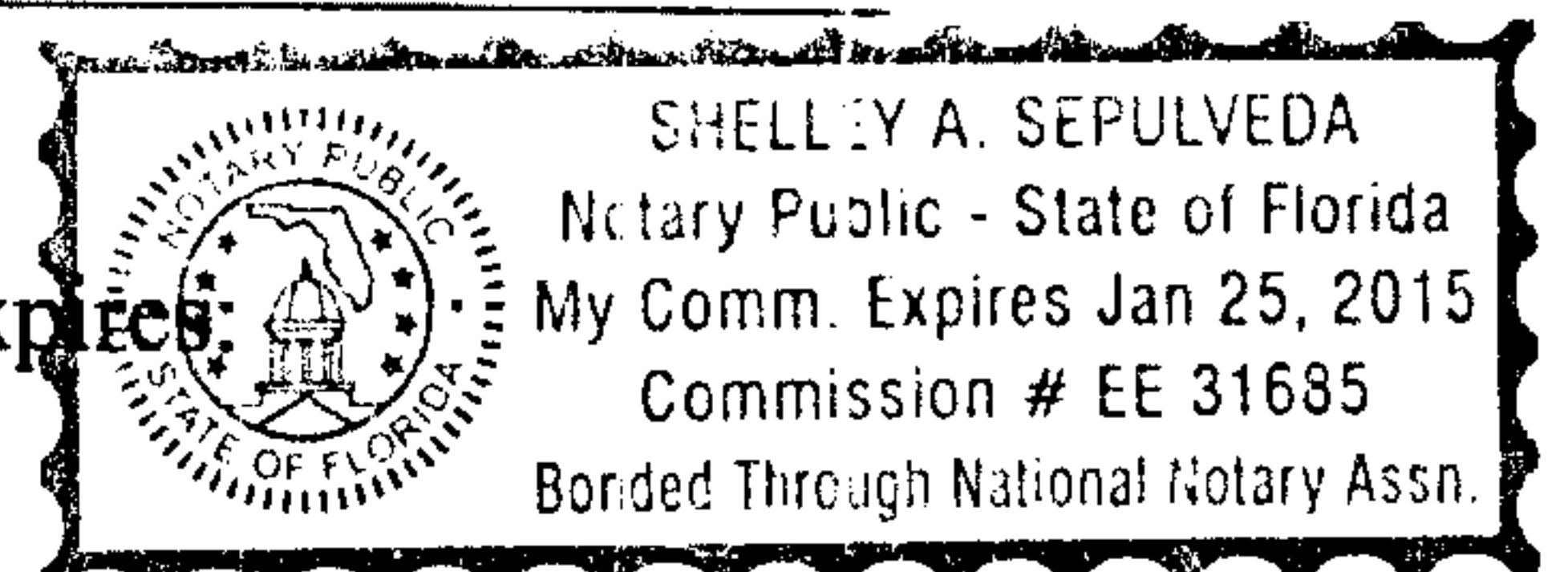
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DON ADAMS, whose name as CHIEF FINANCIAL OFFICER of ADAMS HOMES, LLC is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the 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 28 day of February, 2014.


Notary Public

Print Name:

Commission Expires:




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