

Send tax notice to:
MICHELLE R FAWKS
368 VINCENT STREET
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

2014158

Shelby COUNTY

WARRANTY DEED


20140425000122370 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
04/25/2014 12:51:57 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty-Two Thousand and 00/100 Dollars (\$162,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ADAMS HOMES, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is: 3000 GULF BREEZE PARKWAY, GULF BREEZE, FL 32560** (hereinafter referred to as "Grantor") by MICHELLE R FAWKS and DANIEL R. FAWKS **whose mailing address is: 368 VINCENT STREET, 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 28, SOUTHFIELD GARDENS, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 38, PAGE 100, 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. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING BUT NOT LIMITD TO GAS, OIL, SAND AND GRAVEL IN, ON AND UNDER SUBJECT PROPERTY.
3. BUILDING SET BACK LINE OF 20 FEET FROM VINCENT STREET, AND 15 FEET FROM REAR, AS SHOWN PER PLAT.
4. EASEMENT(S) GRANTED TO PLANTATION PIPE LINE AS SET OUT IN DEED BOOK 112, PAGE 260, IN THE PROBATE OFFICE.
5. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN PLAT BOOK 38, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$165,483.00 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 18th day of April, 2014.

ADAMS HOMES, LLC

BY: 

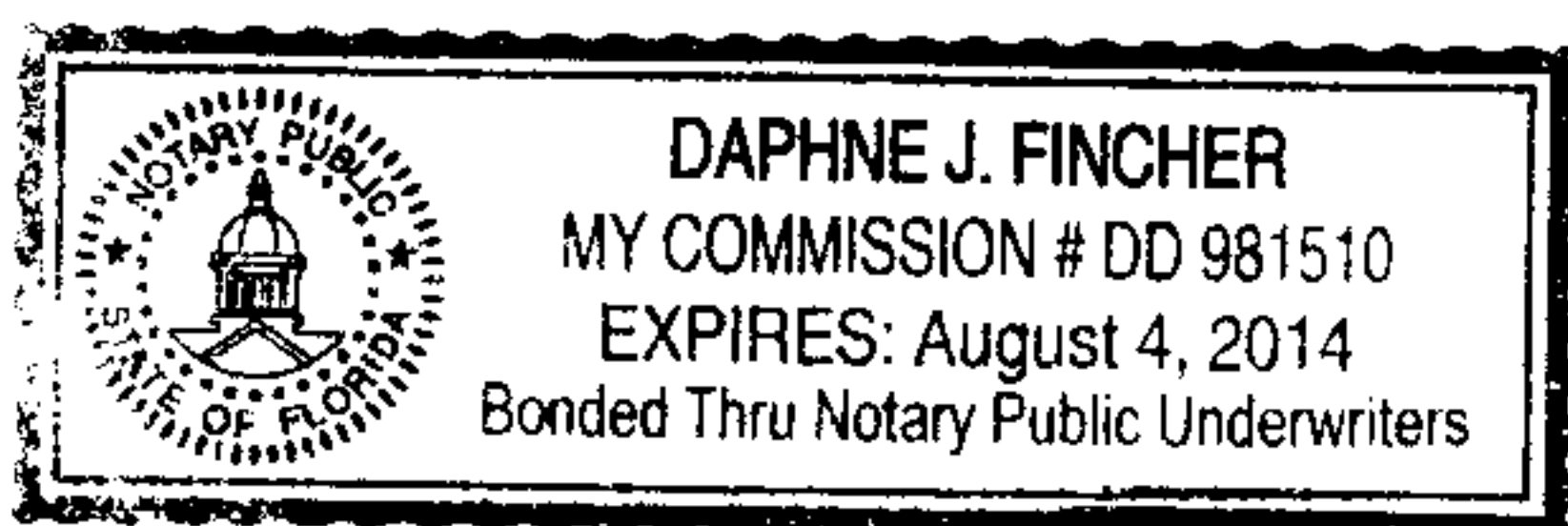
~~DON ADAMS~~ William Bryan Adams

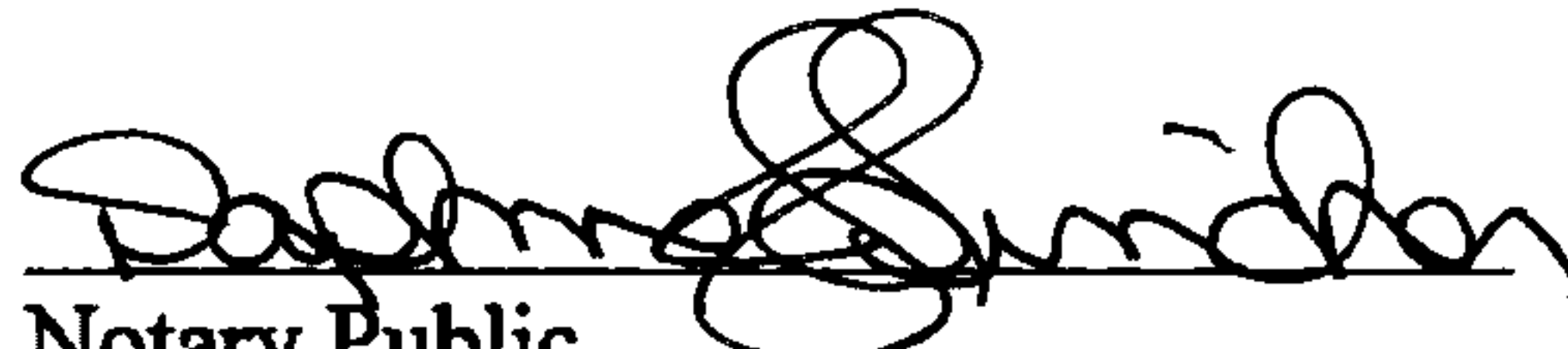
ITS: ~~Chief Financial Officer~~ MANAGER

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 limited liability company.

Given under my hand and official seal this the 18th day of April, 2014.




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



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