


Send tax notice to:
PATRICK P. NIUMATA
4301 OLD CAHABA PARKWAY
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

2014132

Shelby COUNTY


20140425000122680 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
04/25/2014 12:52:28 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Thirty-Five Thousand One Hundred and 00/100 Dollars (\$235,100.00) **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, 32563:** (hereinafter referred to as "Grantor") by PATRICK P. NIUMATA and AUDRA L. NIUMATA **whose mailing address is: 4301 OLD CAHABA PARKWAY, 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 1859, ACCORDING TO THE SURVEY OF OLD CAHABA V SECOND ADDITION, AS RECORDED IN MAP BOOK 36, PAGE 105 A & B, 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. EASEMENTS AND BUILDING LINE 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.
4. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2007-54; INST NO. 2006-11896 AND INST NO. 2005-48160.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN INST. ON. 2005-56413 AND INST. NO. 2006-5248.

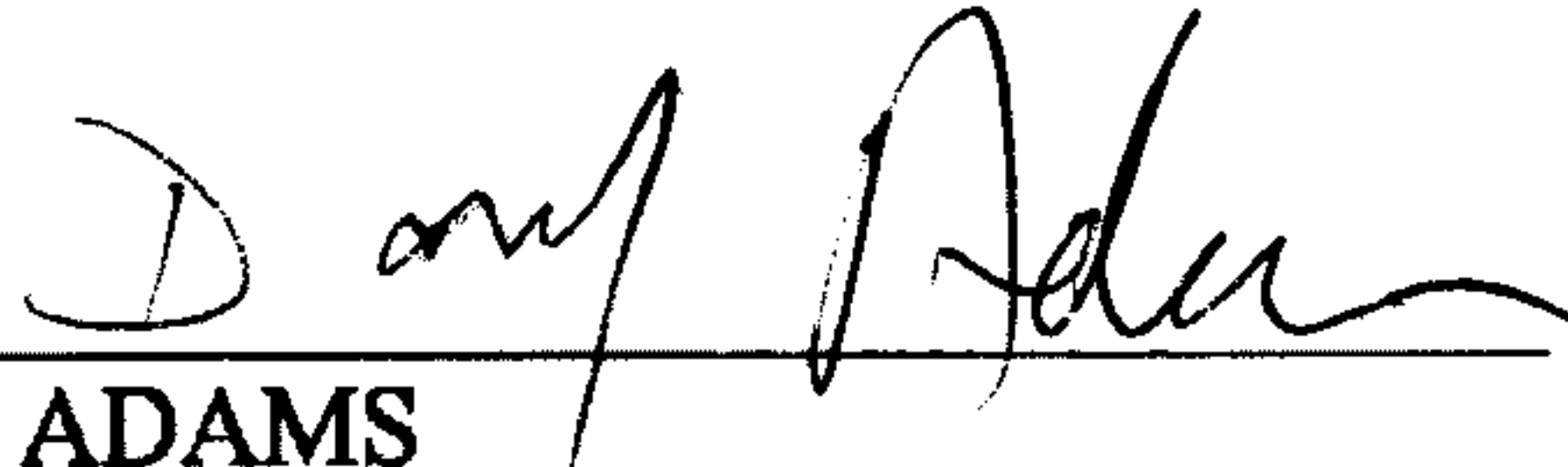
\$230,841.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

Shelby County, AL 04/25/2014
State of Alabama
Deed Tax: \$4.50

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 15 day of April, 2014.

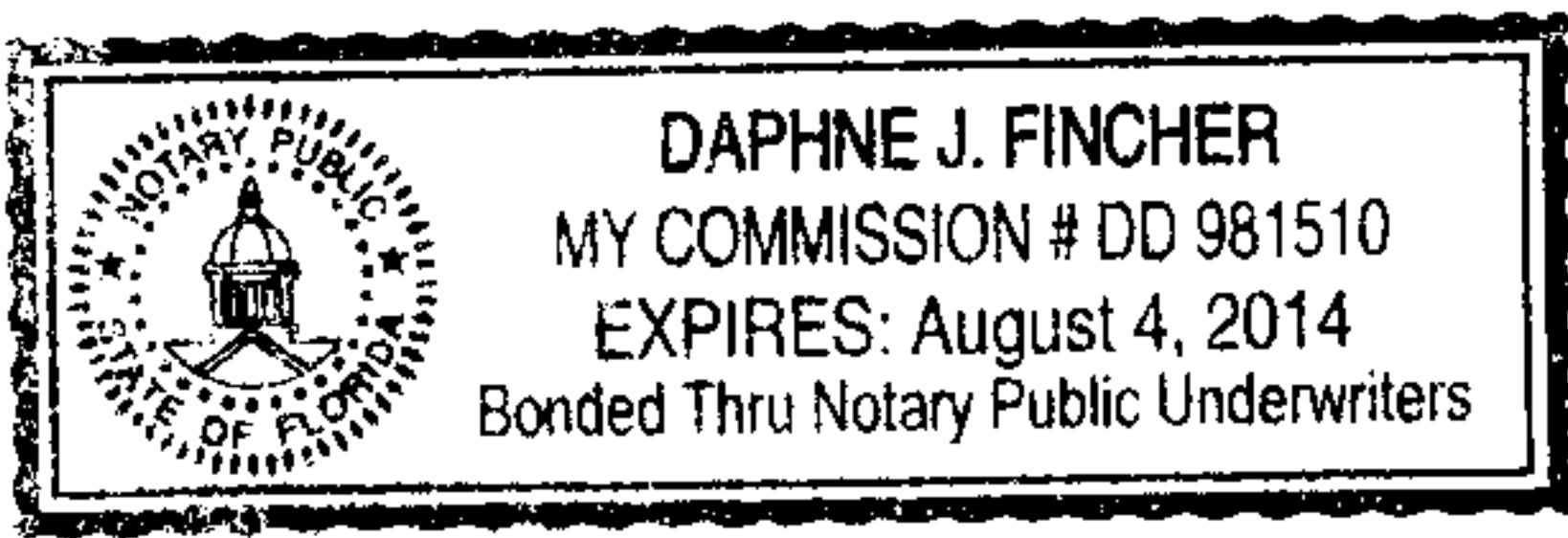
ADAMS HOMES, LLC

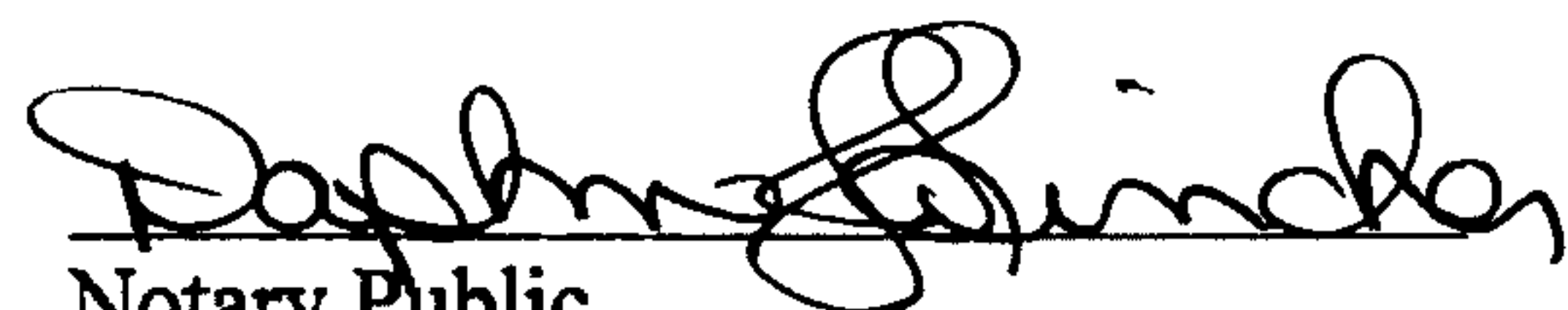
BY: 
DON ADAMS
ITS: CHIEF FINANCIAL OFFICER

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 limited liability company.

Given under my hand and official seal this the 15 day of April, 2014.





Notary Public

Print Name:

Daphne J. Fincher

Commission Expires:

8/4/14


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