

Send tax notice to:
TEDDY D. PELLER
383 IVY HILLS CIRCLE
CALERA, AL, 35040


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

STATE OF ALABAMA

2014339

Shelby COUNTY

WARRANTY DEED


20140808000248050 1/2 \$41.00
Shelby Cnty Judge of Probate, AL
08/08/2014 12:31:14 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty-Eight Thousand Five Hundred Twenty-Five and 00/100 Dollars (\$158,525.00) **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 TEDDY D. PELLER AND MARYELLEN K. KELLER whose mailing address is: 383 IVY HILLS CIRCLE, CALERA, AL, 35040 (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 45, ACCORDING TO THE SURVEY OF OLD IVY SUBDIVISION PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 6 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

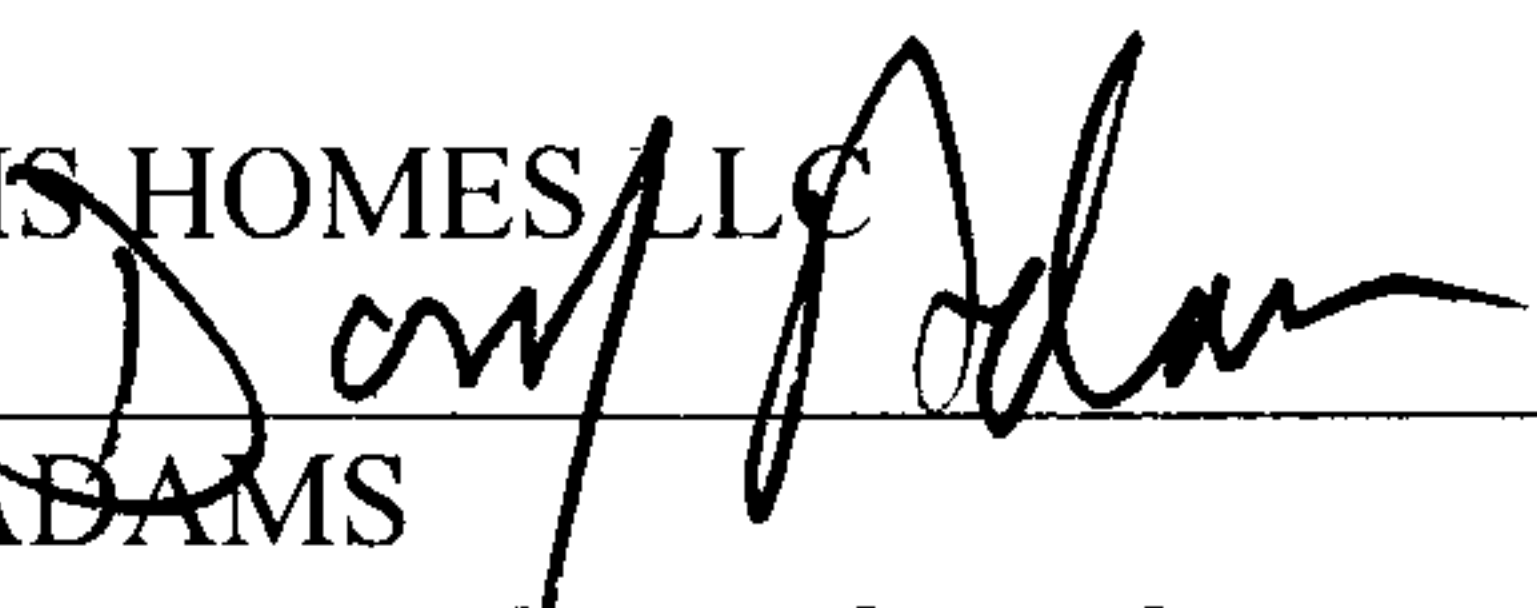
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 2005-57452; INST. NO. 2005-57453; INST NO. 2005-41855; INST. NO. 2012-15704; INST NO. 2013-76720 AND INST. NO. 2005-38559.

\$134,746.00 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 08/08/2014
State of Alabama
Deed Tax: \$24.00

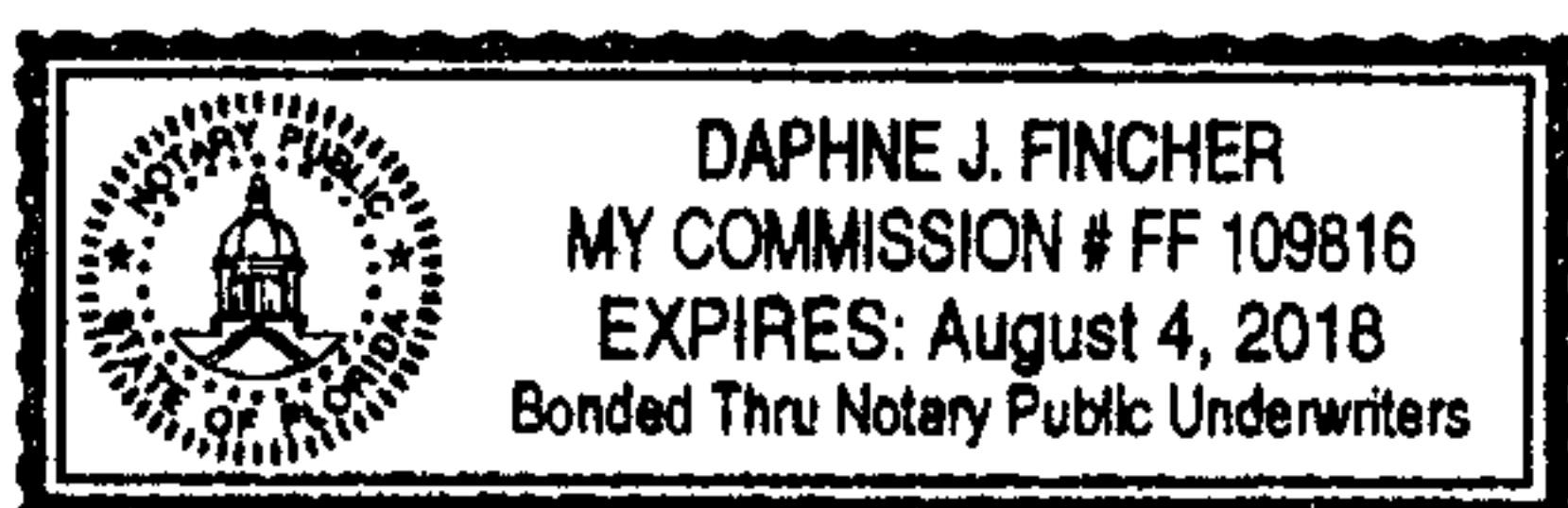
IN WITNESS WHEREOF, the said Grantor, ADAMS HOMES LLC, by DON ADAMS, its CHIEF FINANCIAL OFFICER who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 17th day of July, 2014.


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 17th day of July, 2014.




Notary Public
Print Name: Daphne J. Fincher
Commission Expires: 8/4/18


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