

Send tax notice to:  
ANNA F MAYS  
4241 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

2015006T

Shelby COUNTY

**WARRANTY DEED**

  
20150126000026330 1/2 \$65.50  
Shelby Cnty Judge of Probate, AL  
01/26/2015 12:08:46 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Forty Thousand Five Hundred Eighty and 00/100 Dollars (\$240,580.00) **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 35263 (hereinafter referred to as "Grantor") by ANNA F MAYS **whose mailing address is:** 4241 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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1830, ACCORDING TO THE SURVEY OF OLD CAHABA, PHASE 5, 2ND ADDITION AS RECORDED IN MAP BOOK 36, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. TRANSMISSION LINE PERMITS GRANTED TO ALABAMA POWER COMPANY RECORDED IN OFFICIAL RECORDS BOOK 134, PAGE 85, BOOK 131, PAGE 447, BOOK 257, PGAE 213, BOOK 46, PAGE 69 AND BOOK 230, PAGE 113 OF THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.
3. TITLE TO ALL MINERALS, OIL AND GAS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO RECORDED IN OFFICIAL RECORDS BOOK 15, PAGE 415, BOOK 61, PAGE 164, BOOK 133, PAGE 277 AND BOOK 231, PAGE 629 OF THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.
4. EASEMENTS AND/OR RIGHTS OF WAY GRANTED TO SHELBY COUNTY RECORDED IN OFFICIAL RECORDS BOOK 155, PAGE 331, BOOK 155, PAGE 425, BOOK 2, PAGE 16 AND BOOK 156, PAGE 203 OF THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.
5. EASEMENT AND/OR RIGHTS OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN OFFICIAL RECORDS DOCUMENT NO 20051031000564130, OF THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.
6. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FOTTH IN DEED(S) RECORDED IN DOCUMENT NO 20050916000481600 AND DOCUMENT NO 20060314000118960, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604 ©

\$192,464.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

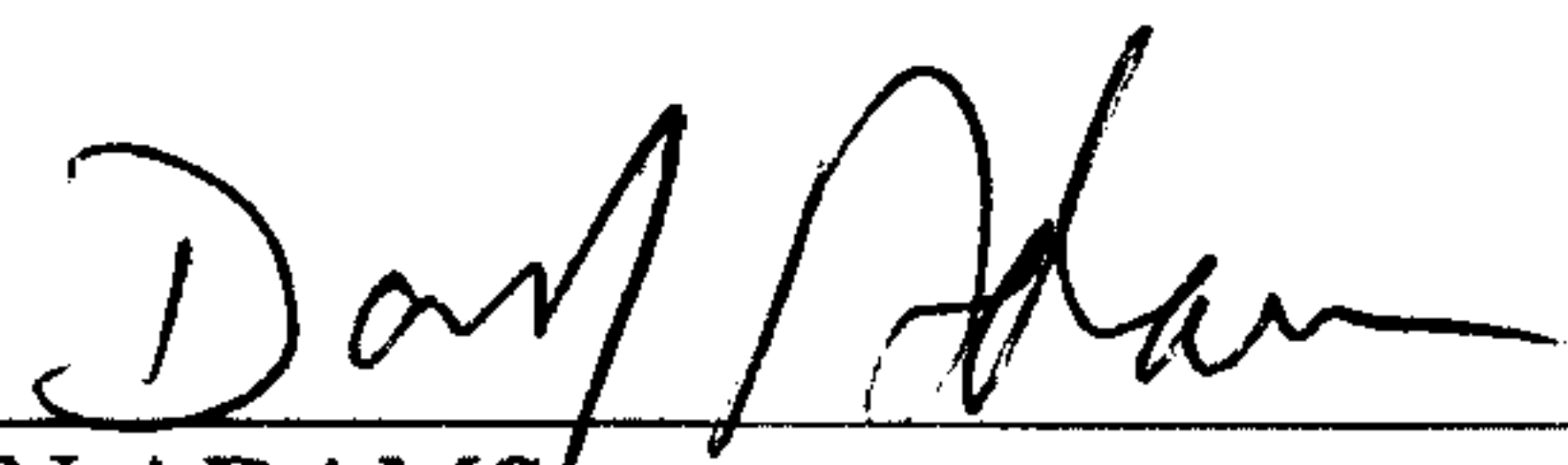
TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever



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 DON ADAMS, its CHIEF FINANCIAL OFFICER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 20 day of January, 2015.

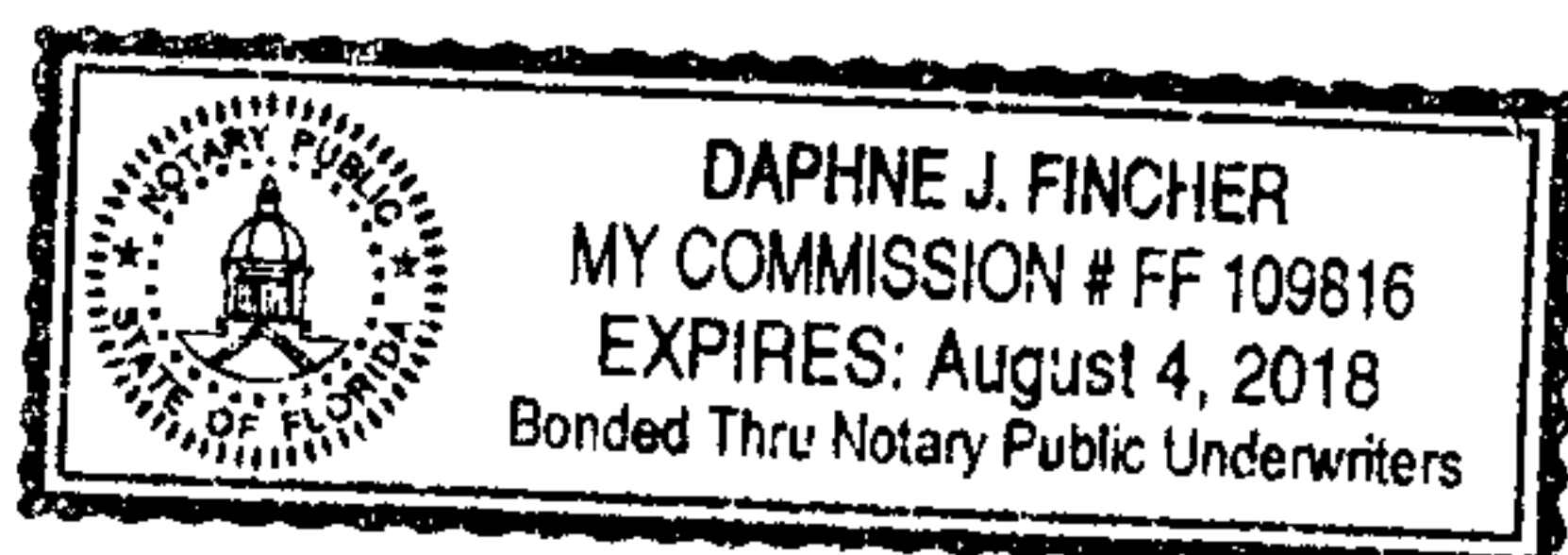
ADAMS HOMES, LLC

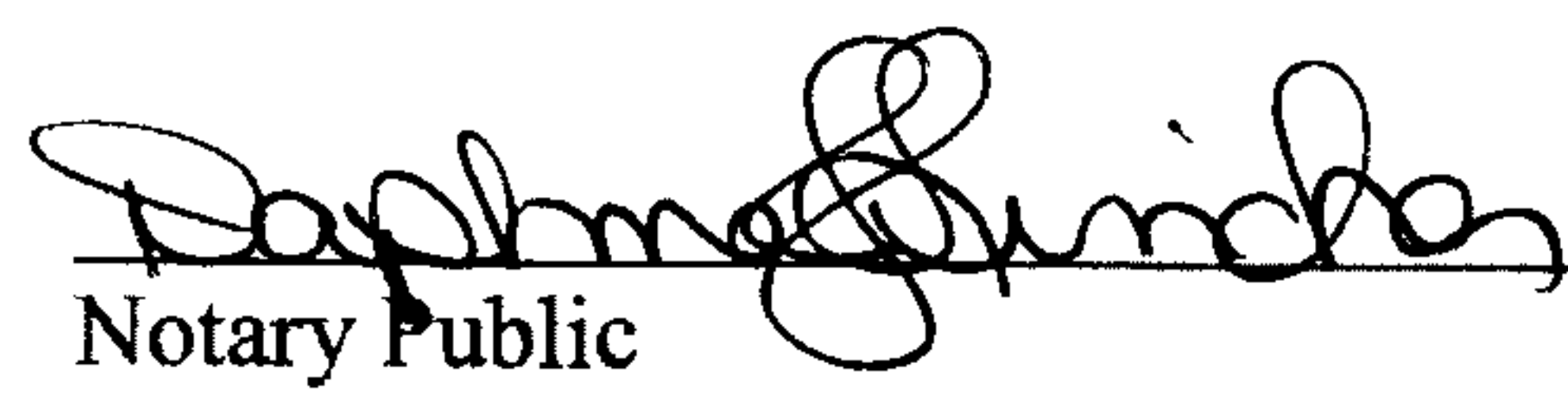
  
BY: DON ADAMS  
ITS: CHIEF FINANCIAL OFFICER

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 20 day of January, 2015.



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



20150126000026330 2/2 \$65.50  
Shelby Cnty Judge of Probate, AL  
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