

Send tax notice to:
BEN A. BURFORD
413 SUNSET DRIVE
BIRMINGHAM, AL 35216


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

STATE OF ALABAMA

2014648T

Shelby COUNTY

WARRANTY DEED


20150126000026380 1/2 \$206.00
Shelby Cnty Judge of Probate, AL
01/26/2015 12:08:51 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty-Eight Thousand Seven Hundred Sixty-Six and 00/100 Dollars (\$188,766.00) **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 32563 (hereinafter referred to as "Grantor") by BEN A. BURFORD and JEAN B. BURFORD **whose mailing address is:** 3326 RIVER CREST DRIVE S, 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 2007, Old Cahaba Phase V, 4th Addition, according to the plat thereof as recorded in Map Book 37, page 136, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. EASEMENTS AND BUILDING LINE AS SHOWN ON RECORDED MAP(S).
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET OUT IN INSTRUMENT(S) RECORDED IN BOOK 131, PAGE 447; BOOK 134, PAGE 85; BOOK 230, PAGE 113; BOOK 257, PAGE 213 AND REAL VOLUME 46, PAGE 69.
4. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #2005091600048160.
5. EASEMENT TO SHELBY COUNTY, ALABAMA AS RECORDED IN BOOK 155, PAGE 331; BOOK 155, PAGE 425; BOOK 2, PAGE 16 AND BOOK 156, PAGE 203.
6. TITLE TO ALL MINERALS, NOT OWNED BY GRANTOR, WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN BOOK 15, PAGE 415; BOOK 61, PAGE 164 AND REAL VOLUME 133, PAGE 277; REAL VOLUME 321, 629.
7. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT FOR UNDERGROUND FACILITIES TO ALABAMA POWER COMPANY, AS RECORDED IN INSTRUMENT #20060414000173930.
8. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SHOWN ON RECORDED MAP(S).

Shelby County, AL 01/26/2015
State of Alabama
Deed Tax: \$189.00

\$0.00 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 30th day of December, 2014.

ADAMS HOMES, LLC

BY: 

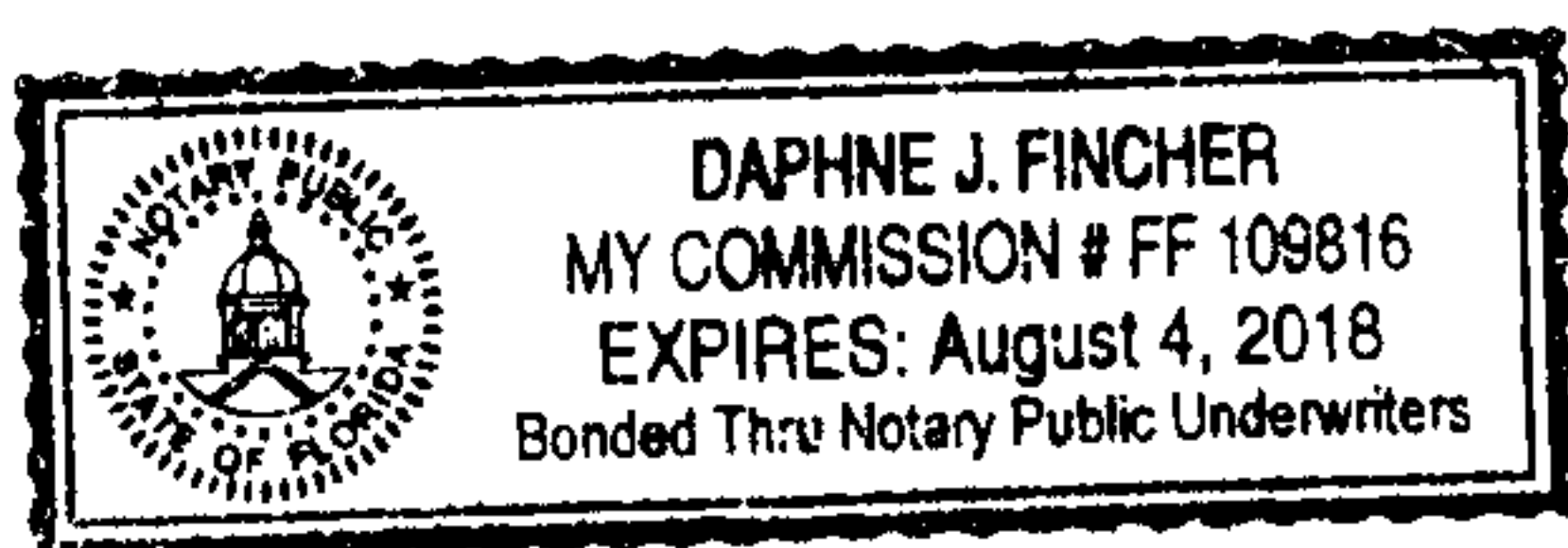
DON ADAMS


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 corporation.

Given under my hand and official seal this the 30th day of December, 2014.




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


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