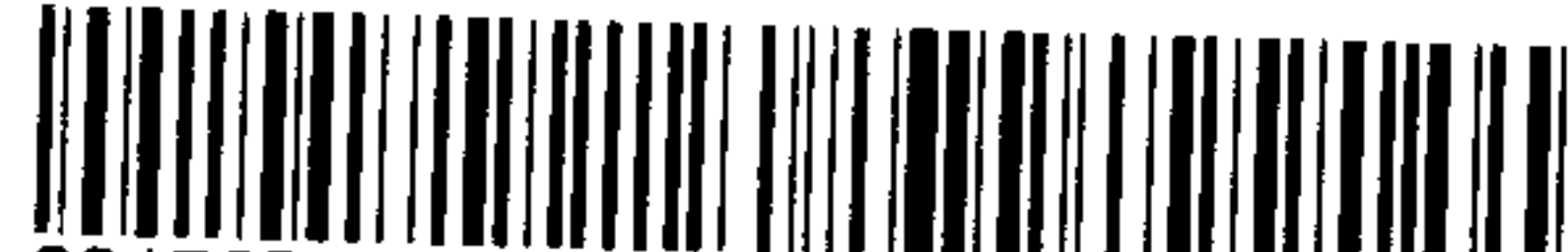


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20150527000174030 1/3 \$103.00
Shelby Cnty Judge of Probate, AL
05/27/2015 09:32:00 AM FILED/CERT

_____[Space Above This Line For Recording Data]_____

SPECIAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Hundred, Fifty Nine Thousand and no/100's Dollars (\$559,000.00)** and other good and valuable consideration to the undersigned grantor,

New South Developers, Inc., an Alabama corporation

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

Adams Holdings, LLC

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1, 2, 3, 4, 5, 6, 7 and 8, according to a Resurvey of Block 7 of Breckenridge, recorded in Map Book 10, Page 67, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2015 and subsequent years.**
- 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. Right-of-way granted to Alabama Power Company recorded in Real 37, Page 233; Volume 130, Page 175 and Volume 130, Page 174.**
- 5. Restrictions appearing of record in Real 45, Page 774.**

\$476,000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith

TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

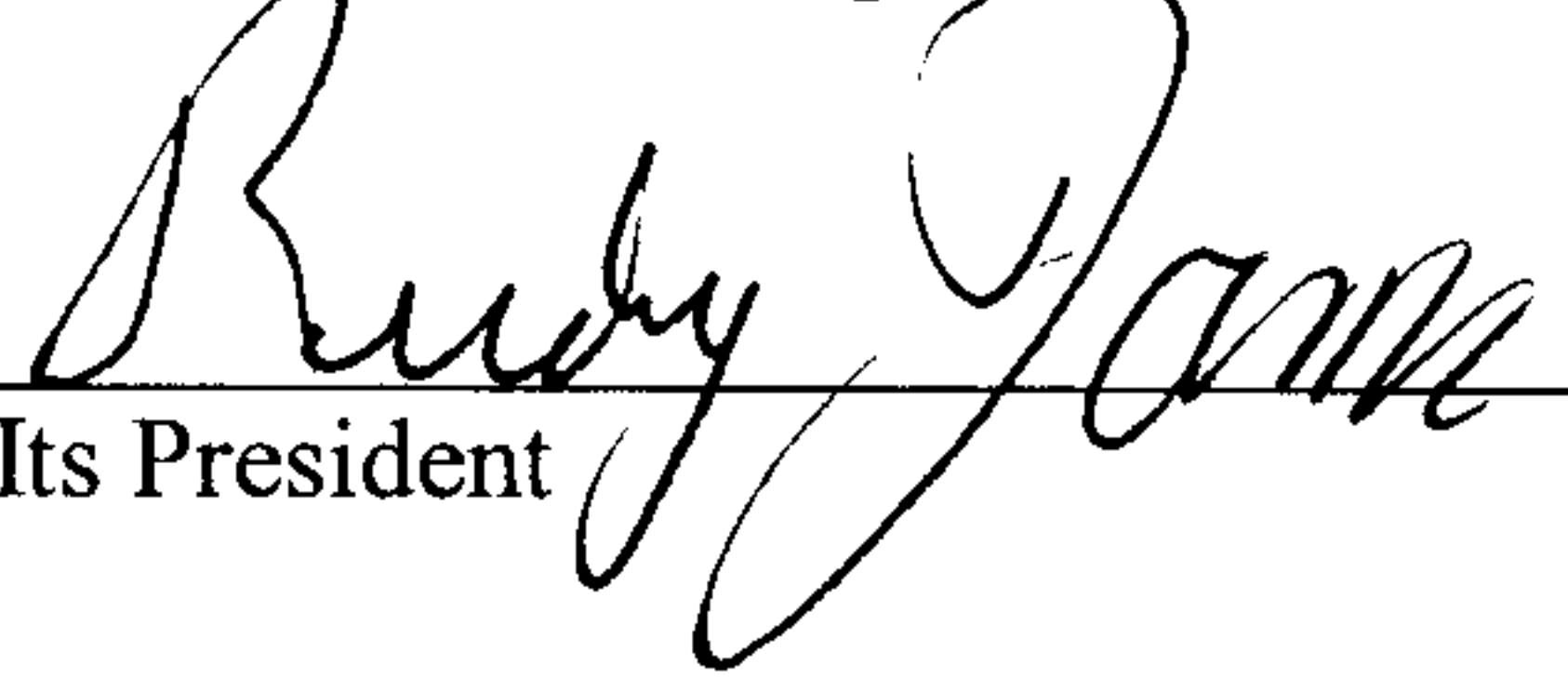
The above grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantee.

IN WITNESS WHEREOF, the said grantor, by its President, who is authorized to execute this conveyance has hereunto set its signature and seal this the 4th day of May, 2015.

Shelby County, AL 05/27/2015
State of Alabama
Deed Tax:\$83.00

ATTEST:

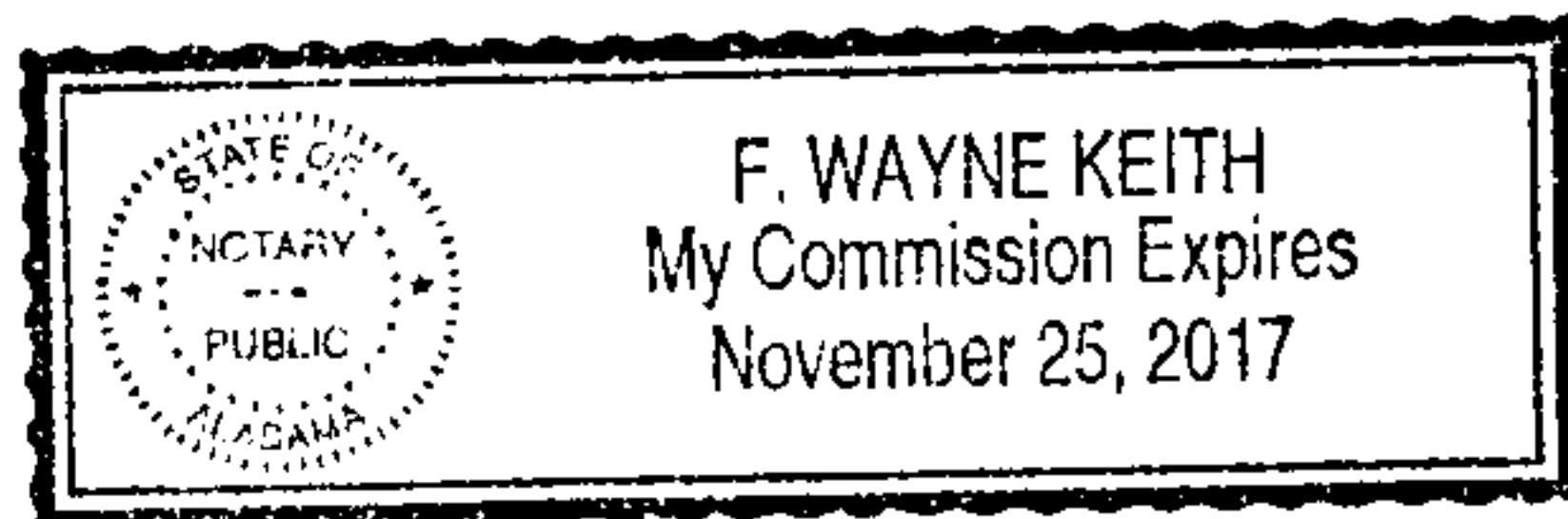
New South Developers, Inc.

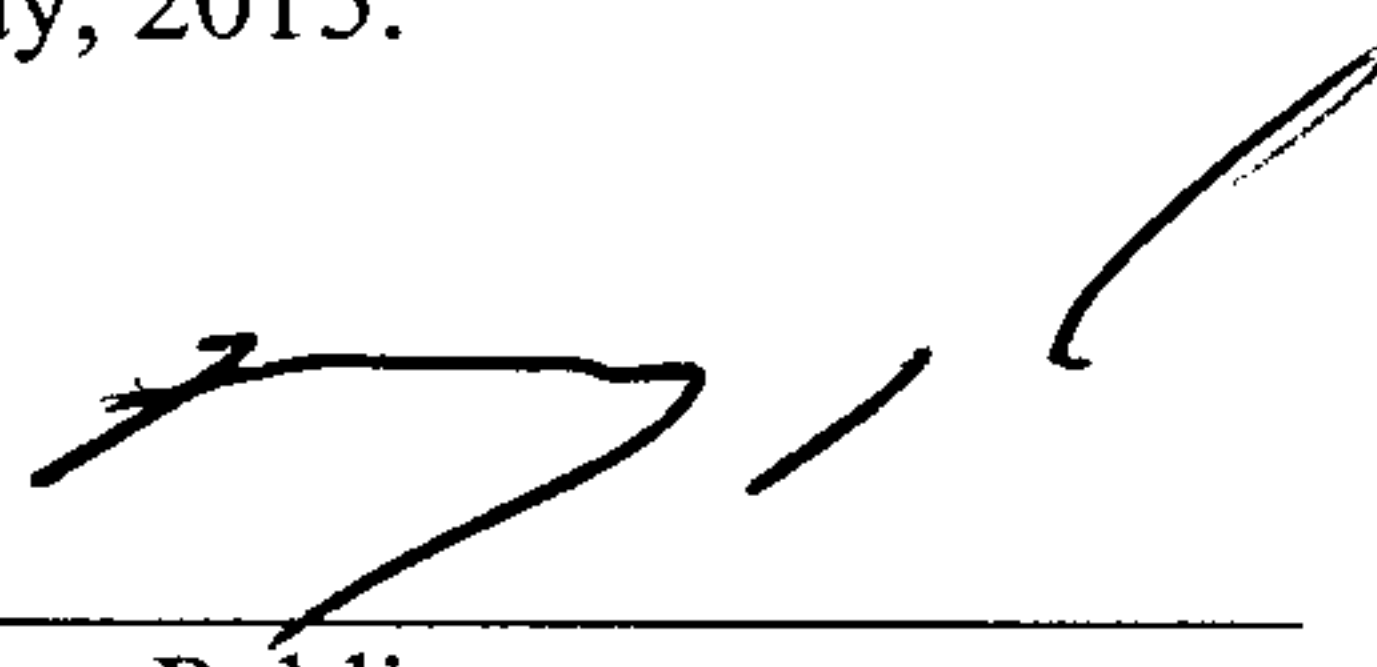

Its President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Rudy James, whose name as President of New South Developers, Inc. an Alabama corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 4th day of May, 2015.





Notary Public

IN WITNESS WHEREOF, the said grantor, by its Secretary, who is authorized to execute this conveyance has hereunto set its signature and seal this the 4th day of May, 2015.

ATTEST:

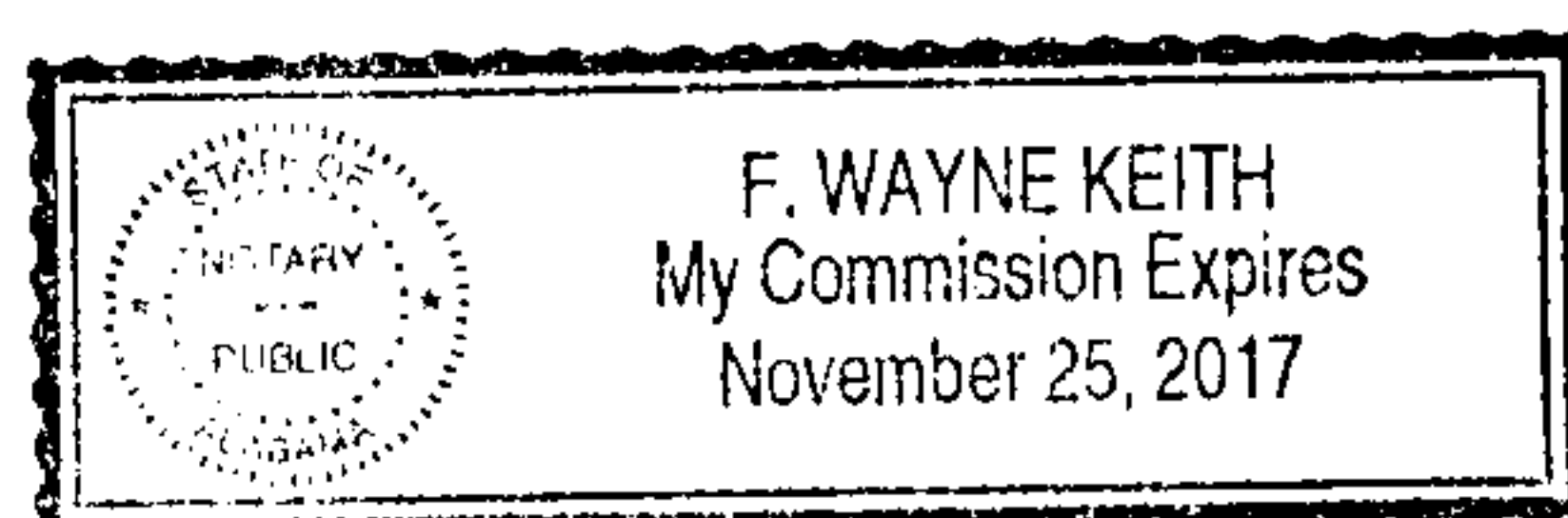
New South Developers, Inc.

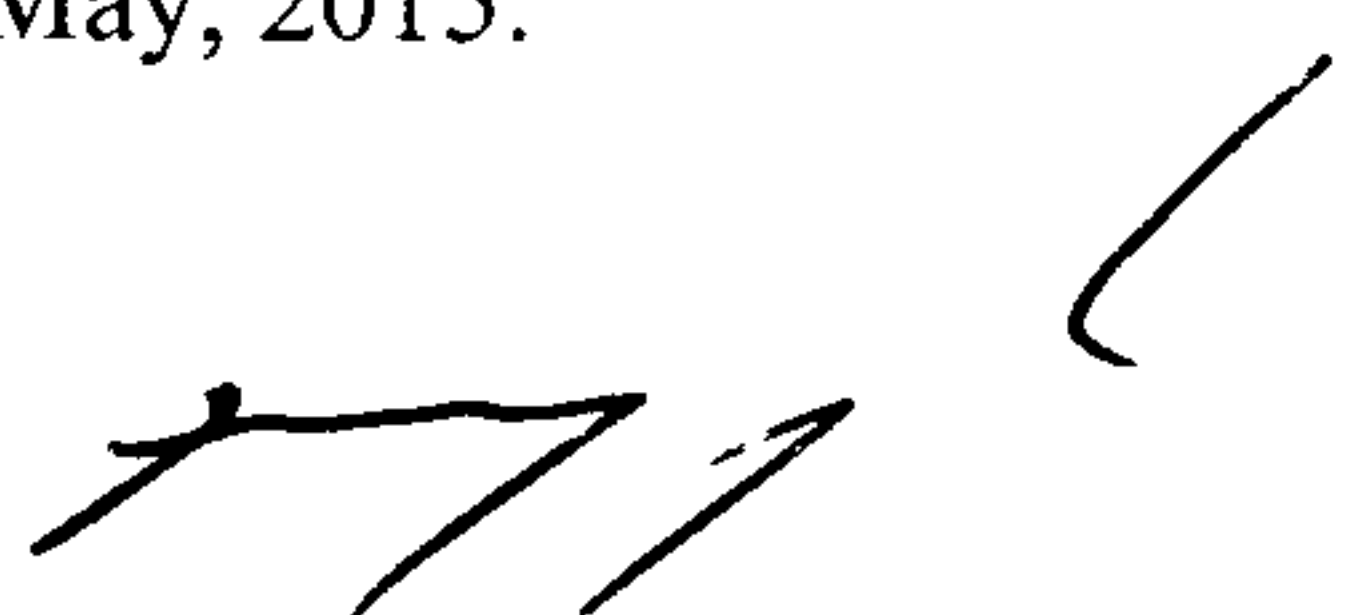

Its Secretary

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Charles Poe, whose name as Secretary of New South Developers, Inc. an Alabama corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 4th day of May, 2015.




Notary Public

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: New South Developers, Inc.

Mailing Address : 500 Southland Drive
Birmingham, AL 35226

Grantee's Name: Adams Holdings, LLC

Mailing Address: 122 Bishop Circle
Pelham, AL 35124

Property Address: Lots 1, 2, 3, 4, 5, 6, 7 and 8, according to a Resurvey of Block 7 of Breckenridge, recorded in Map Book 10, Page 67, in the Probate Office of Shelby County, Alabama.

Date of Transfer: May 4, 2015

Total Assessed Value: \$559,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
☒ Sales Contract
☒ Closing Statement

Appraisal
Other (tax records)

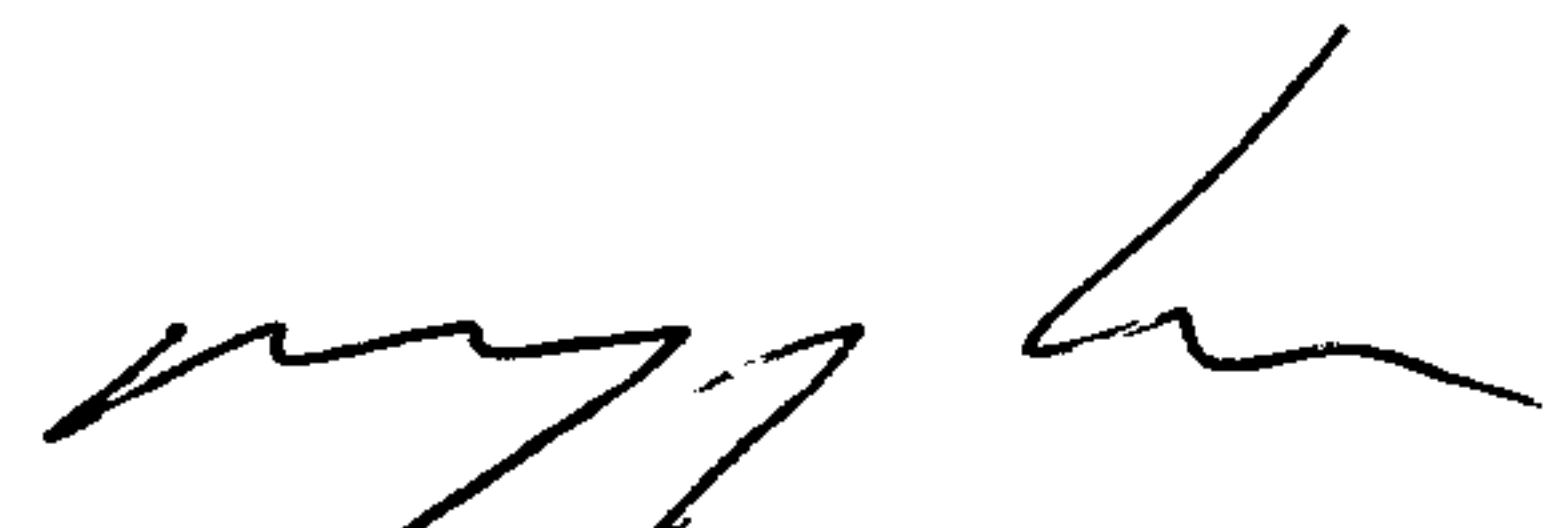
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: May 4, 2015

x

Sign


verified by F. Wayne Keith

RT-1