

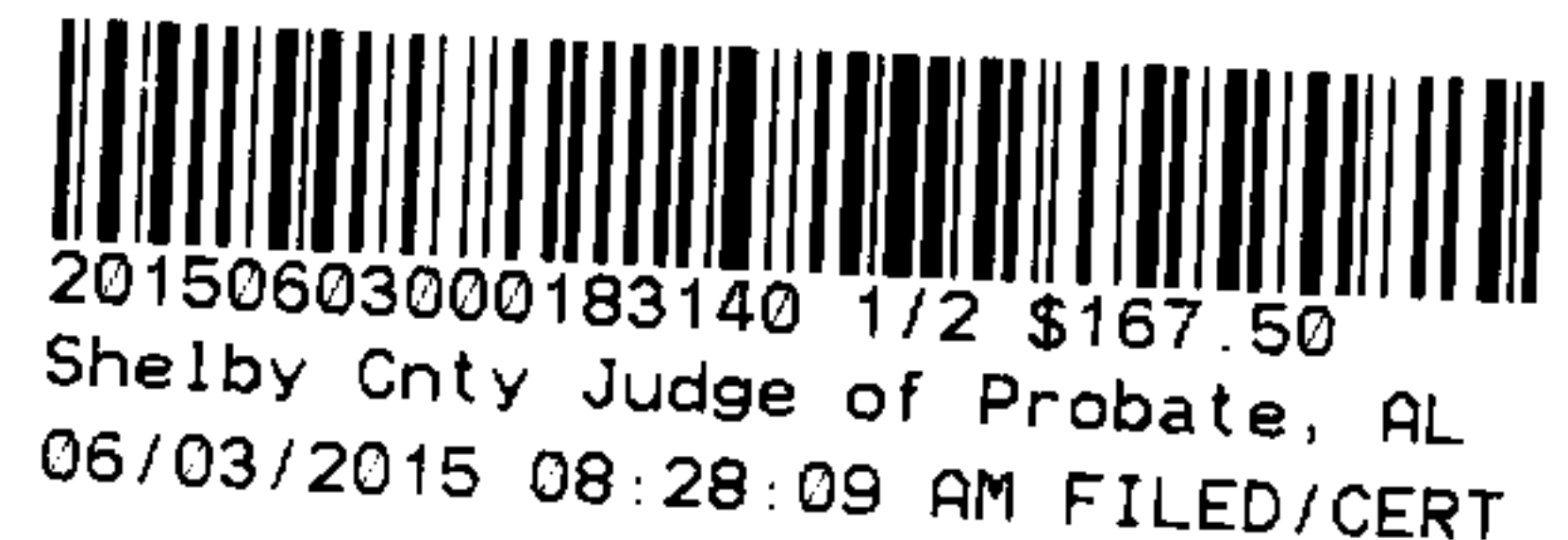
Send tax notice to:  
SUSAN CHANEY  
100 DALLAS LANE  
MONTEVALLO, AL, 35115

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

STATE OF ALABAMA

2015138T

Shelby COUNTY



**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty Thousand Three Hundred and 00/100 Dollars (\$150,300.00) **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 SUSAN CHANEY **whose mailing address is:** 100 DALLAS LANE, MONTEVALLO, AL, 35115 (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 246, THE LAKES AT HIDDEN FOREST PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 37, PAGE 122 A & B, AS RECORDED 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. Subject to all matters as set forth as shown on the plat as recorded in Plat Book 37, Page 122 A and B of the Probate Records of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Right of Way for Permanent Drainage Easement granted to State of Alabama recorded in Official Records Document No 20061030000534630, of the Probate Records of Shelby County, Alabama.
5. Articles of The Lakes at Hidden Forest Homeowners' Association, Inc. recorded in Official Records Document No 20061120000567220, of the Probate Records of Shelby County, Alabama.
6. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Document No 20061120000567220, 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(c).

\$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 6<sup>th</sup> day of May, 2015.

ADAMS HOMES, LLC

BY: Don Adams

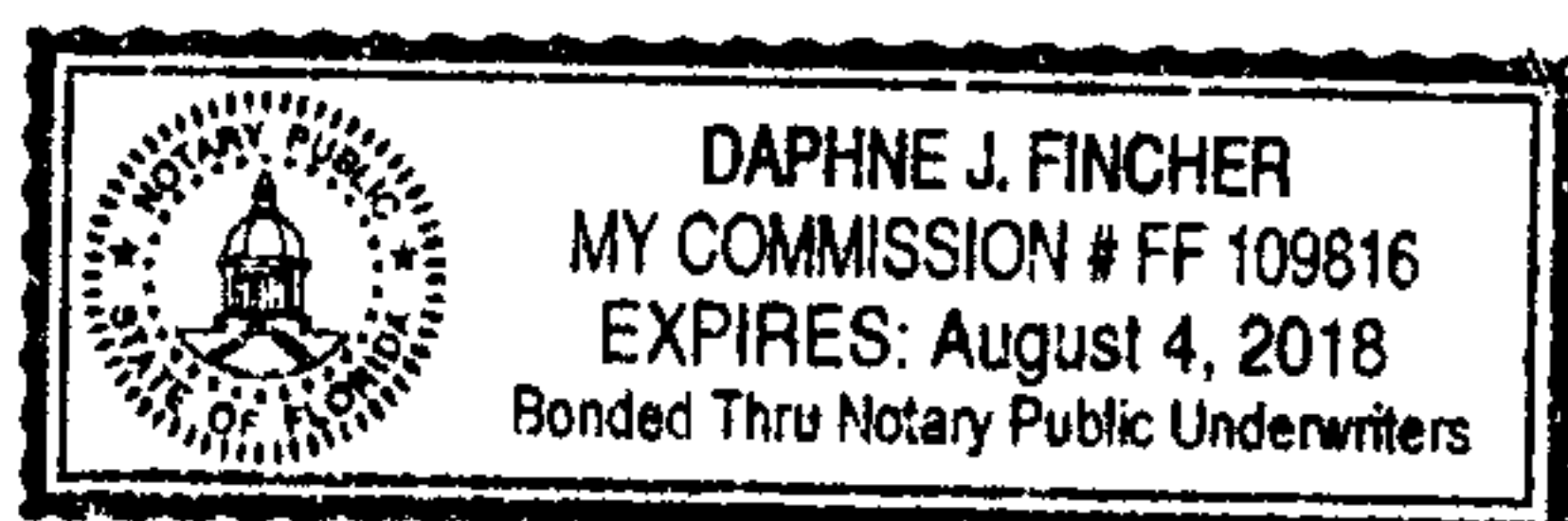
DON ADAMS

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 6<sup>th</sup> day of May, 2015.



Daphne J. Fincher  
Notary Public

Print Name:

Daphne J. Fincher

Commission Expires: 8/4/18



20150603000183140 2/2 \$167.50  
Shelby Cnty Judge of Probate, AL  
06/03/2015 08:28:09 AM FILED/CERT