

Send tax notice to:
MARY POINSETTE
1009 HIDDEN FOREST DRIVE
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

2015286T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred One Thousand Twenty-Five and 00/100 Dollars (\$201,025.00) **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 MARY POINSETTE and REGINALD POINSETTE **whose mailing address is:** 1009 HIDDEN FOREST DRIVE, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:


Lot 87, Hidden Forest, according to the plat thereof, as recorded in Map Book 35, Page 117, Document No 20050913000473700, 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 Map Book 35, Page 117 and Document No 20050913000473700 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.
4. Articles of Incorporation of Hidden Forest Homeowners' Association, Inc. recorded in Official Records Document No 20101223000431730, of the Probate Records of Shelby County, Alabama.
5. Right of Way recorded in Official Records Document No 20040623000343040, of the Probate Records of Shelby County, Alabama.
6. Easement granted to BellSouth recorded in Official Records Document No 20051014000536930, of the Probate Records of Shelby County, Alabama.
7. Right of Way to Alabama Power Company recorded in Official Records Book 235, Page 318 and Book 236, page 825, of the Probate Records of Shelby County, Alabama.
8. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Document No 20051102000570720

\$190,973.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 06/23/2015
State of Alabama
Deed Tax: \$10.50


20150623000211390 1/2 \$27.50
Shelby Cnty Judge of Probate, AL
06/23/2015 02:34:07 PM FILED/CERT

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 11 day of June, 2015.

ADAMS HOMES, LLC

BY: _____

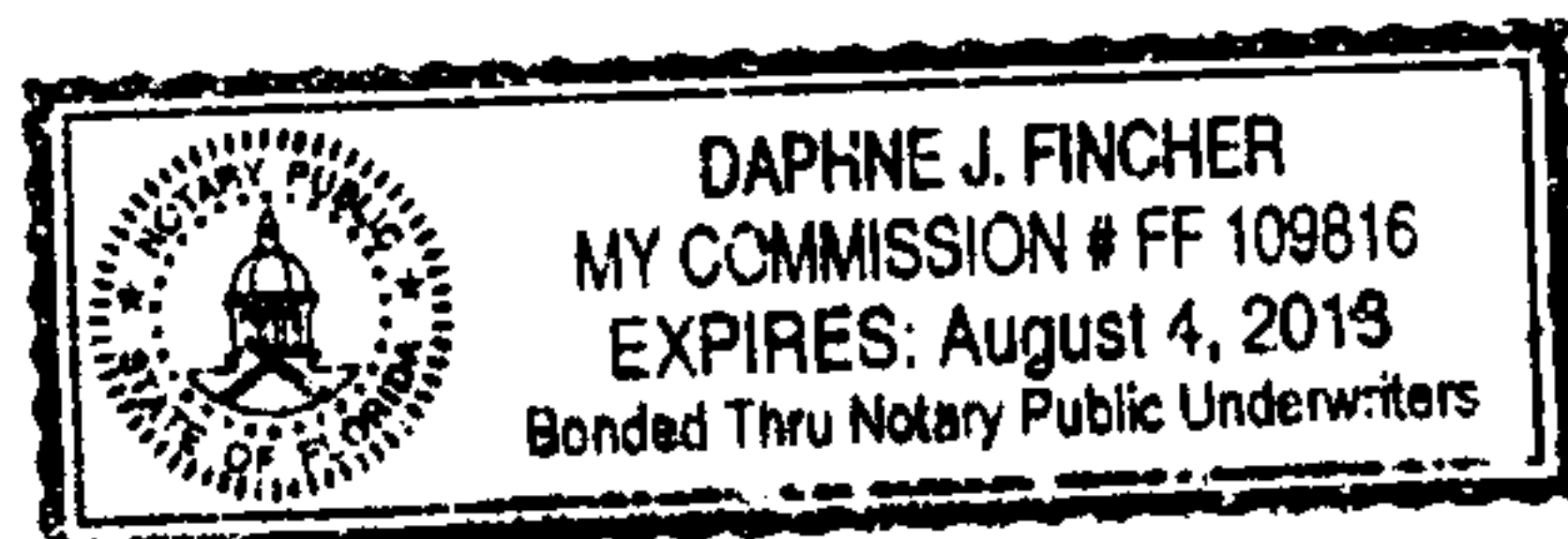
DON ADAMS

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 11 day of June, 2015.



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

20150623000211390 2/2 \$27.50
Shelby Cnty Judge of Probate, AL
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