

Send tax notice to:
EVAN E. CHANDLEE
125 RIVER CREST LANE
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

2015321T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Ninety-Two Thousand Six Hundred and 00/100 Dollars (\$192,600.00) 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 EVAN E. CHANDLEE AND ELLEN MOMAN CHANDLEE whose mailing address is: 125 RIVER CREST LANE, 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 2086, Old Cahaba Phase V, 5th Addition, as recorded in Map Book 37, Page 53, 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. SUBJECT TO ALL MATTERS AS SET FORTH AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 37, PAGE 53, OF THE PROBATE RECORDS SHELBY COUNTY, ALABAMA.
3. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL.
4. RESERVATIONS AFFECTING RIGHTS IN OIL, GAS, OR ANY OTHER MINERALS LYING UPON OR BENEATH THE LANDS PURSUANT TO THE INSTRUMENT RECORDED IN BOOK 15, PAGE 415, BOOK 61, PAGE 164, REAL VOLUME 133, PAGE 277, REAL VOLUME 321, PAGE 629, IN THE OFFICE OF JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA.
5. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, AS CONTAINED IN AS SHOWN ON THE PLAT RECORDED IN MAP BOOK 36, PAGE 105-A AND MAP BOOK 37, PAGE 53, MAP BOOK 37, PAGE 62 AND MAP BOOK 37, PAGE 137, IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA.
6. TRANSMISSION LINE PERMITS GRANTED TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 134, PAGE 85, DEED BOOK 131, PAGE 447, DEED BOOK 257, PAGE 213, REAL VOLUME 46, PAGE 69, AND DEED BOOK 230, PAGE 113, IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA.
7. EASEMENT AND/OR RIGHT OF WAY TO SHELBY COUNTY AS RECORDED IN DEED BOOK 155, PAGE 331, DEED BOOK 155, PAGE 425, BOOK 2, PAGE 16 AND BOOK 156, PAGE 203, IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA.

\$175,050.00 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 29 day of June, 2015.

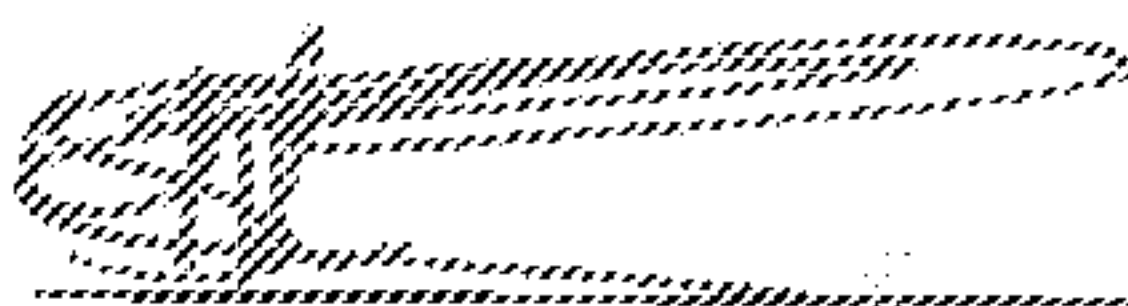
ADAMS HOMES, LLC


BY: DON ADAMS
ITS: CHIEF FINANCIAL OFFICER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

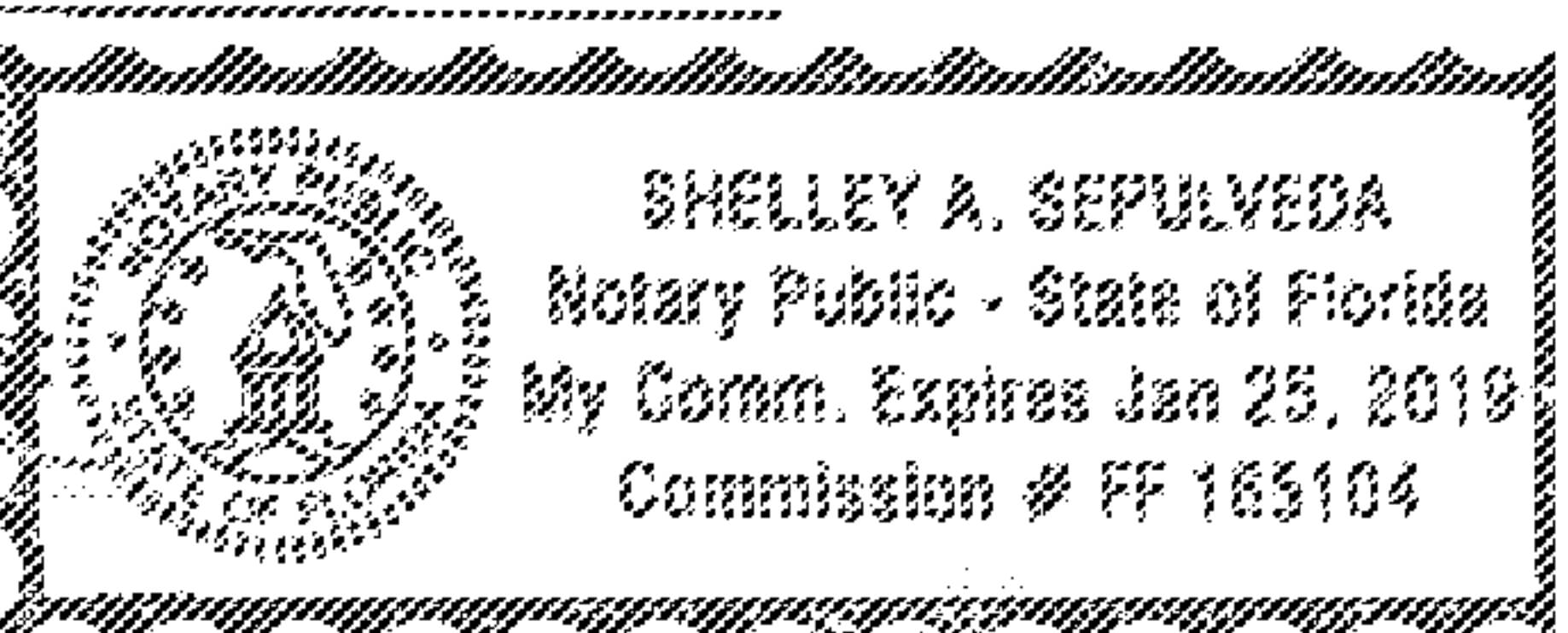
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DON ADAMS, whose name as CHIEF FINANCIAL OFFICER of ADAMS HOMES, LLC is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the 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 29 day of June, 2015.


Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/01/2015 02:50:33 PM
\$35.00 JESSICA
20150701000221700

