

Send tax notice to:
JOSEPH H. FULMER III
1009 RIVER CREST TRAIL
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

2015500T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Thirty-Six Thousand Four Hundred Fifty and 00/100 Dollars (\$236,450.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, ADAMS HOMES, whose mailing address is: 3000 GULF BREEZE PARKWAY, GULF BREEZE, FL 32563 (hereinafter referred to as "Grantor") by JOSEPH H. FULMER, III and TARA C. FULMER whose mailing address is: 1009 RIVER CREST TRAIL, 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 1869 Old Cahaba, Phase V, 3rd Addition, according to the plat thereof recorded in Map Book 37, Page 6-B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

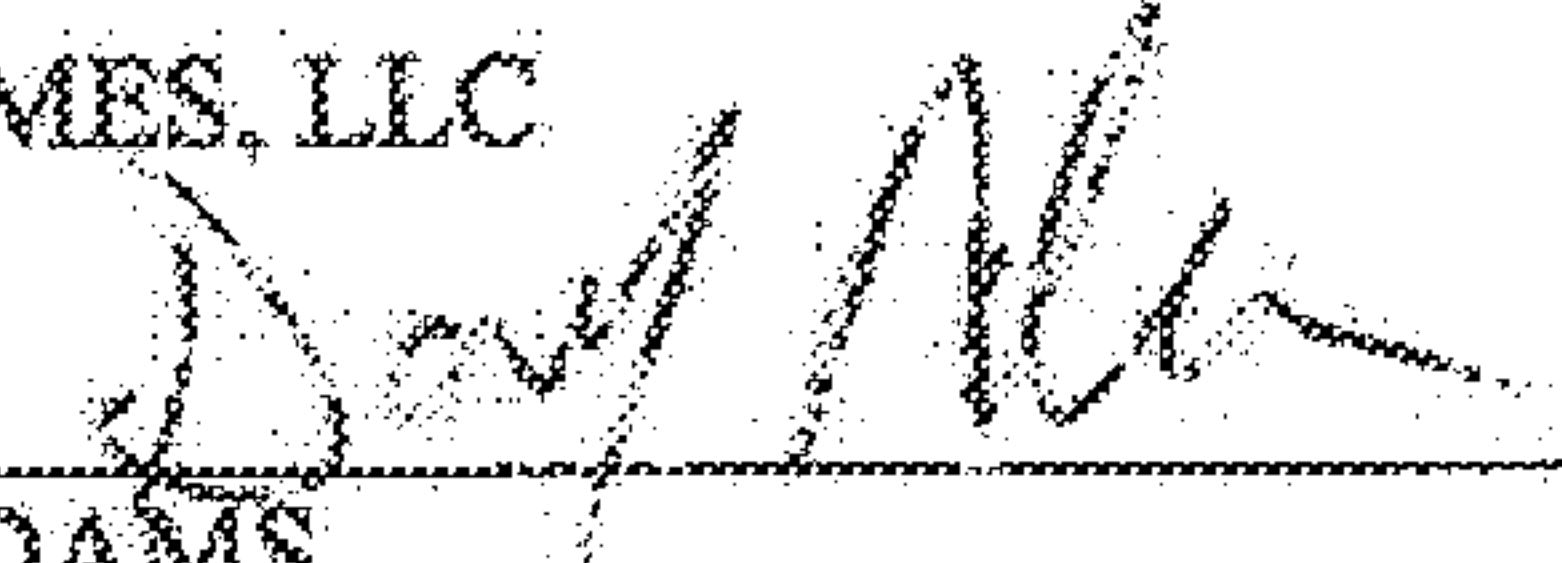
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. ALL MATTERS AS SET FORTH AS SHOWN ON THE PLAT AS RECORDED IN MAP BOOK 37, PAGE 6.
3. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED 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. UNRECORDED EASEMENTS, ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES.
5. EASEMENTS, COVENANTS, RESTRICTIONS, CONDITIONS, AND RESERVATIONS OF RECORD.
6. TRANSMISSION LINE PERMITS GRANTED TO ALABAMA POWER COMPANY RECORDED IN OFFICIAL RECORDS BOOKS 134, PAGE 85, DEED BOOK 131, PAGE 447, DEED BOOK 257, PAGE 213, REAL VOLUME 46, PAGE 69, DEED BOOK 156, PAGE 203.
7. RESERVATIONS AFFECTING THE RIGHTS IN OIL, GAS, OR ANY OTHER MINERAL LYING UPON, OR BENEATH THE LANDS PURSUANT TO THE INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 15, PAGE 415; BOOK 61, PAGE 164, REAL VOLUME 133, PAGE 277, REAL VOLUME 321, PAGE 629.
8. EASEMENT AND/OR RIGHT OF WAY TO SHELBY COUNTY RECORDED IN OFFICIAL RECORDS DEED BOOK 155, PAGE 331; DEED BOOK 155, PAGE 425; BOOK 2, PAGE 16, BOOK 156, PAGE 203.
9. RESTRICTIONS, COVENANTS, CONDITIONS, AND EASEMENTS, AS CONTAINED ON THE PLAT RECORDED IN MAP BOOK 36, PAGE 105-A, MAP BOOK 37, PAGE 6-B.

\$224,600.00 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, by DON ADAMS, its CHIEF FINANCIAL OFFICER who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 17 day of August, 2015.

ADAMS HOMES, LLC

BY: 

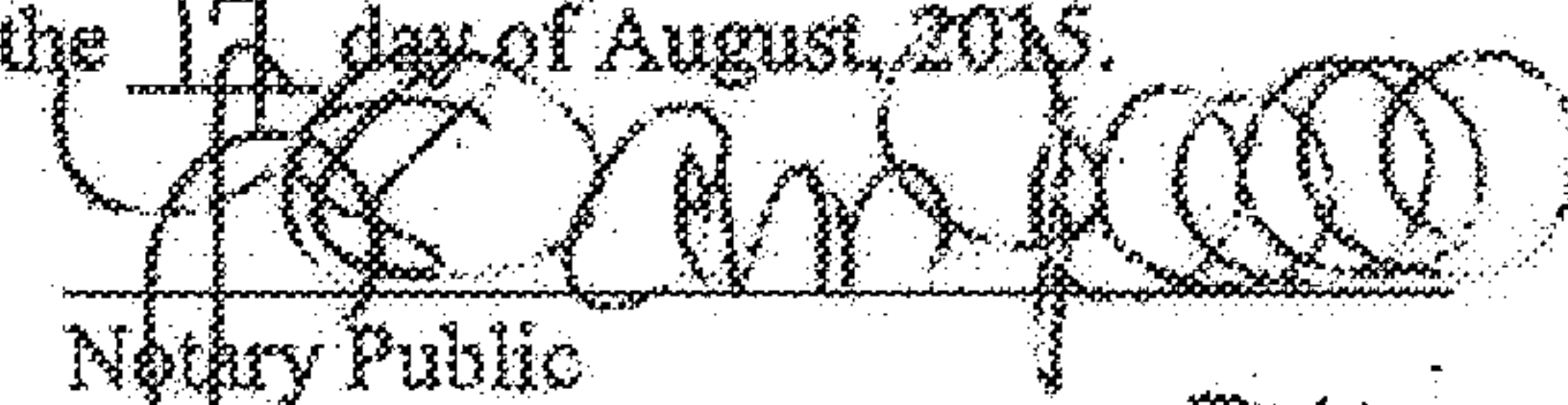
DON ADAMS

ITS: CHIEF FINANCIAL OFFICER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

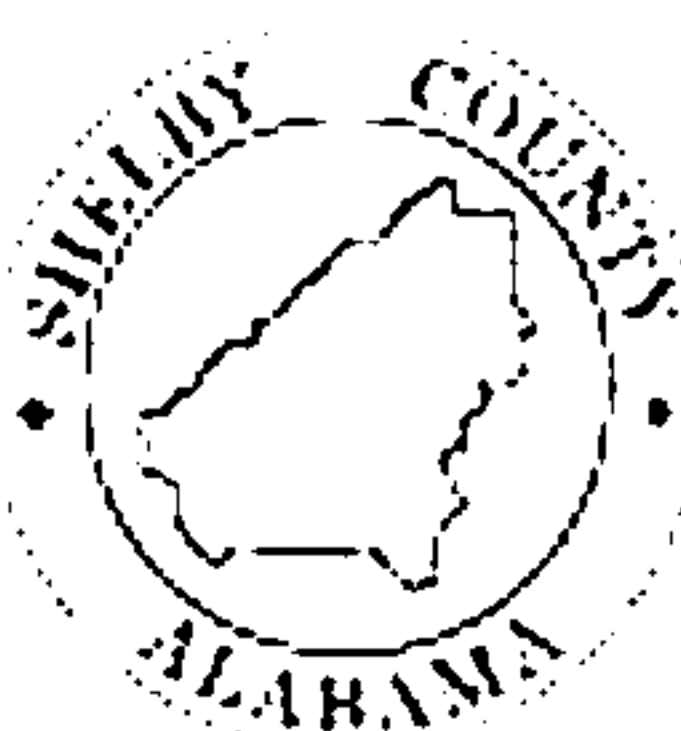
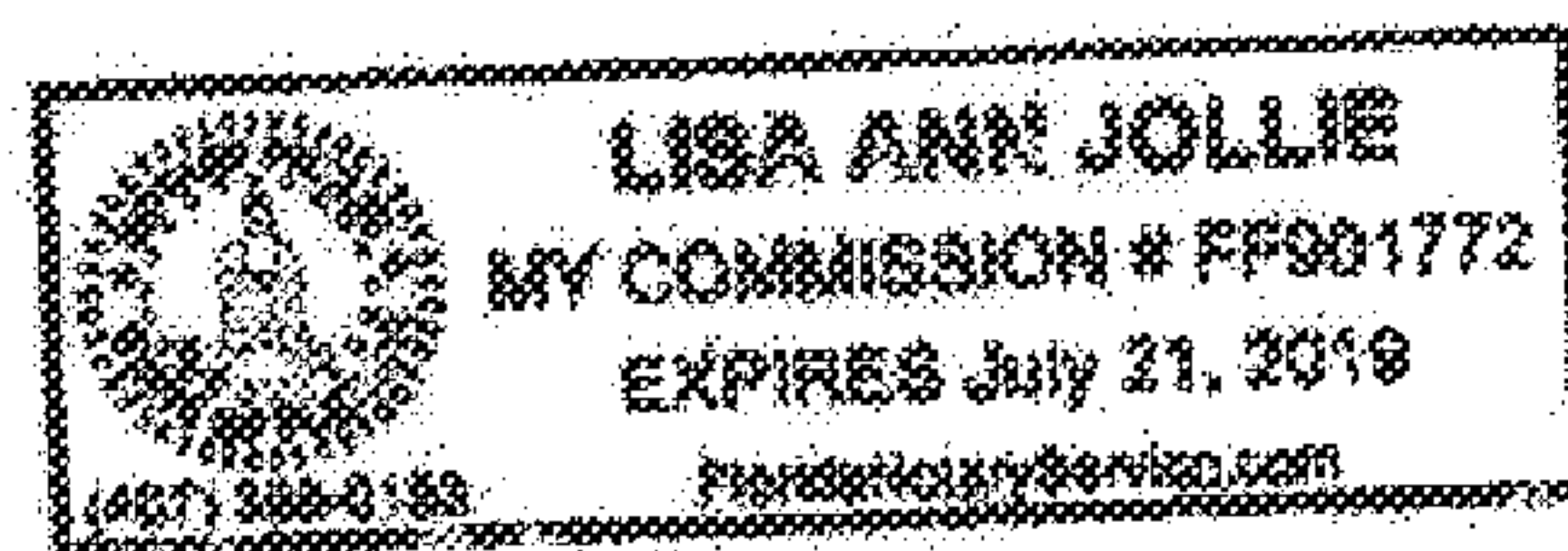
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DON ADAMS, whose name as CHIEF FINANCIAL OFFICER of ADAMS HOMES, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said 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 17 day of August, 2015.


Notary Public

Print Name: Lisa Ann Jollie

Commission Expires: 7/21/19



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/18/2015 09:15:37 AM
\$29.00 CHERRY
20150818000286670

