

Send tax notice to:
ADDIE R. LEE
4246 OLD CAHABA PKWY
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

2015503T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Forty Thousand Two Hundred Fifty-Five and 00/100 Dollars (\$240,255.00) 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 35263 (hereinafter referred to as "Grantor") by ADDIE R. LEE whose mailing address is: 4246 OLD CAHABA PKWY, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 1898, OLD CAHABA PHASE V, 2ND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 36, PAGES 105-A, 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 YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. ALL MATTERS AS SET FORTH AS SHOWN ON THE PLAT AS RECORDED IN PLAT BOOK 36, PAGE 105.
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. EASEMENT GRANTED TO ALABAMA POWER COMPANY RECORDED IN OFFICIAL RECORDS DOCUMENT NO. 20051031000564130.
5. RESERVATIONS AFFECTING RIGHTS IN OIL, GAS, OR ANY OTHER MINERALS 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.
6. EASEMENT AND/OR RIGHT OF WAY GRANTED TO SHELBY COUNTY RECORDED IN OFFICIAL RECORDS BOOK 155, PAGE 331; BOOK 155, PAGE 425; BOOK 2, PAGE 16 AND BOOK 156, PAGE 203.
7. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DEED RECORDED IN DOCUMENT NO. 20060314000118960.

\$ 235,903.00 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 31 day of August, 2015.

ADAMS HOMES, LLC

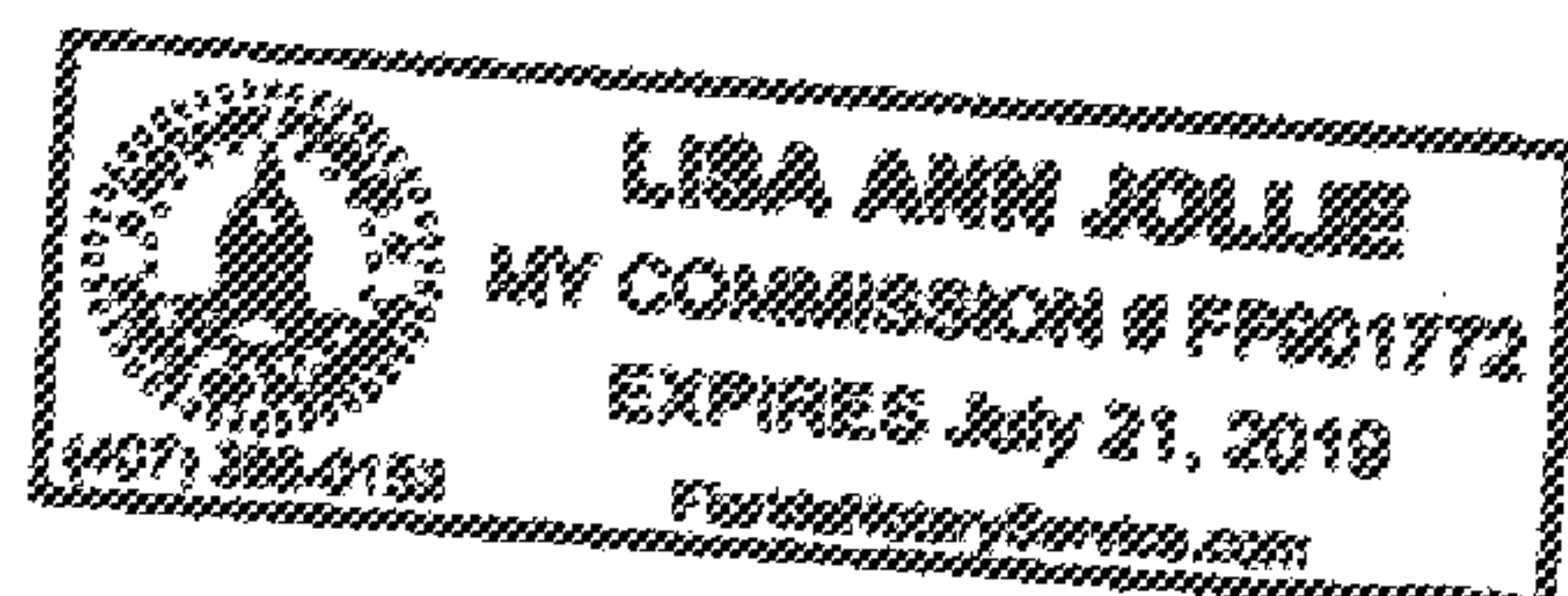

BY: DON ADAMS
ITS: CHIEF FINANCIAL OFFICER

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, 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 31 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
09/01/2015 11:24:17 AM
\$21.50 CHERRY
20150901000305090

