

Send tax notice to:
KEITHIN PETTWAY
1048 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

2015760T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Ninety-Nine Thousand Seven Hundred Fifty and 00/100 Dollars (\$199,750.00) 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 KEITHIN PETTWAY AND LINDA PETTWAY whose property address is: 1048 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 13, HIDDEN FOREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 35, PAGE 117, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2016.
2. TAXES AND/OR ASSESSMENTS FOR THE YEAR 2016, NOT YET DUE AND PAYABLE, AND FOR SUBSEQUENT YEARS. TAXES ASSESSED IN THE AMOUNT OF \$428.40 (ESTIMATED ONLY), PARCEL ID/TAX ID # 23-7-35-0-006-013.000 ARE DUE AND PAYABLE OCTOBER 1, 2016, BUT ARE NOT DELINQUENT UNTIL DECEMBER 31, 2016. (SUBJECT TO THE TAX ASSESSMENT.)
3. 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.
4. 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.
5. Homeowner's Association recorded in Official Records Document No 20101223000431730, of the Probate Records of Shelby County, Alabama.
6. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Document No 20051102000570720, 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).
7. Matters such as, but not limited to, easements, building setback lines, right of ways, and limitations as to use as shown on the Record Map of Hidden Forest, as recorded in Map Book 35, Page 117, in the Office of the Judge of Probate of Shelby County, Alabama.

8. All valid and enforceable easements, covenants, conditions and restrictions of record, including, without limitation, that certain Declaration of Protective Covenants for Hidden Forest, A Residential Subdivision, as recorded in Instrument #20051102000570720 in the Probate Office of Shelby County, Alabama.
9. Right of Way granted to Alabama Power Company by instrument recorded in Real 236, page 825 and Real 235, page 318 in the Probate Office of Shelby County, Alabama.
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

\$204,044.00 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 12 day of January, 2016.

ADAMS HOMES, LLC

BY: Don Adams

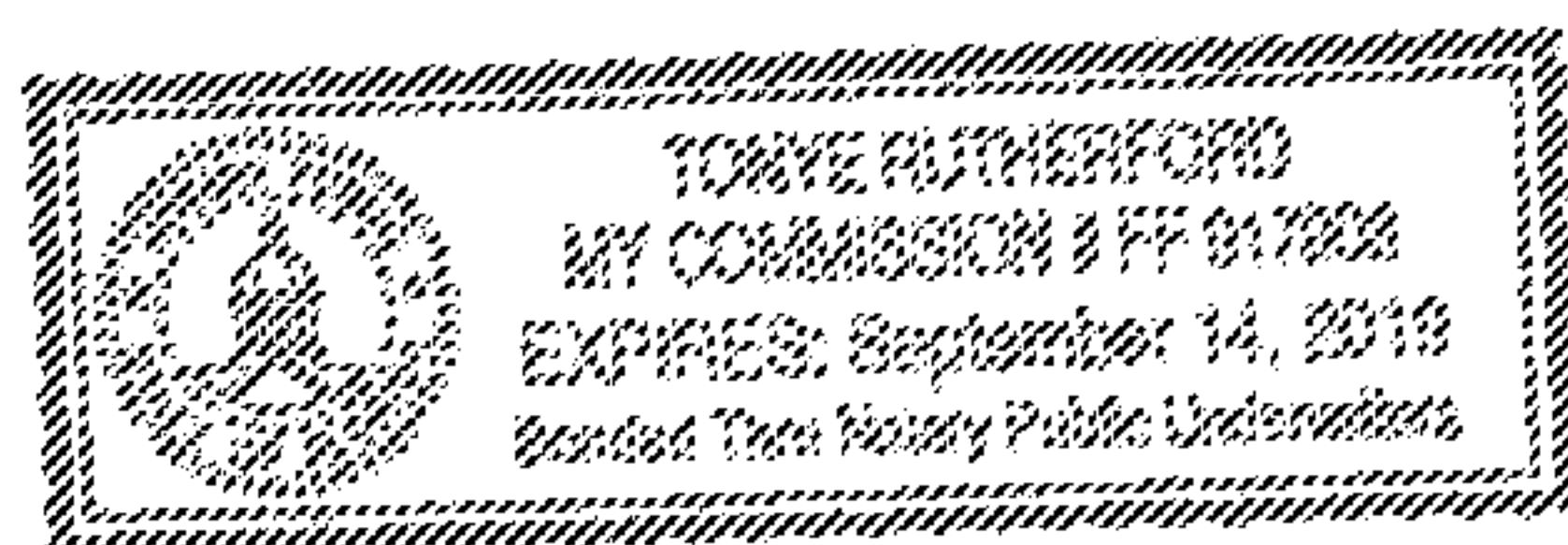
DON ADAMS

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 12 day of January, 2016.



Tonye Rutherford
Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/15/2016 12:51:40 PM
\$18.00 CHERRY
20160115000016250

Don Adams