

Send tax notice to:
MARY JO MAY
133 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
Shelby COUNTY

2016028T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty-Seven Thousand Two Hundred Six and 00/100 (\$187,206.00) 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 JO MAY whose property address is: 133 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2084, Old Cahaba Phase V 5th Addition according to the plat thereof as recorded in Map Book 37, page 53, 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 YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016.
2. Subject to all matters as set forth as shown on the plat as recorded in Plat Book 37, Page 53 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, whether or not appearing in the Public Records.
4. Reservation affecting rights in Oil, Gas, or any other mineral lying upon or beneath the lands pursuant to the instrument recorded in Book 15 at Page 415, Book 61 at Page 164, Real Volume 133 at Page 277 and Real Volume 321 at Page 629.
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 136, in the office of the Judge of Probate of Shelby County, Alabama.
6. Unrecorded easements, encroachments, overlaps, boundary line disputes and other matters that would be revealed by an accurate survey or inspection of the Property.
7. Rights of third parties, including the public at large and the State of Alabama, if any, to (a) lands lying below the high water mark of the Cahaba River; (b) lands that have been created by artificial means; (c) riparian and littoral rights, and (d) the rights of the United States of America to control and the rights of the public at large to use navigable waters.
8. Rights of third parties, including the public at large, with respect to any portion of the Property located in a public right of way, if any.
9. Easements, covenants, reservations, conditions and restrictions of record.
10. Any easement for any utility serving the Property whether of record or not.
11. Right of way granted to Shelby County as recorded in Deed Book 155, Page 331; Deed Book 155, Page 425 and Lis Pendens Book 2, Page 16 and Book 156, Page 203.
12. Transmission line permits granted to Alabama Power Company recorded in Deed Book 134, Page 85; Deed Book 131, Page 447, Deed Book 257, Page 213, Real 46, Page 69 and Deed Book 230, Page 113, in the office of the Judge of Probate of Shelby County, Alabama.
13. Resolution granted to by instrument recorded in Official Records Document No 20091006000378080, Document No 20121213000476580, Document No 20131205000471840 of the Probate Records of Shelby County, Alabama.

\$0.00 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.

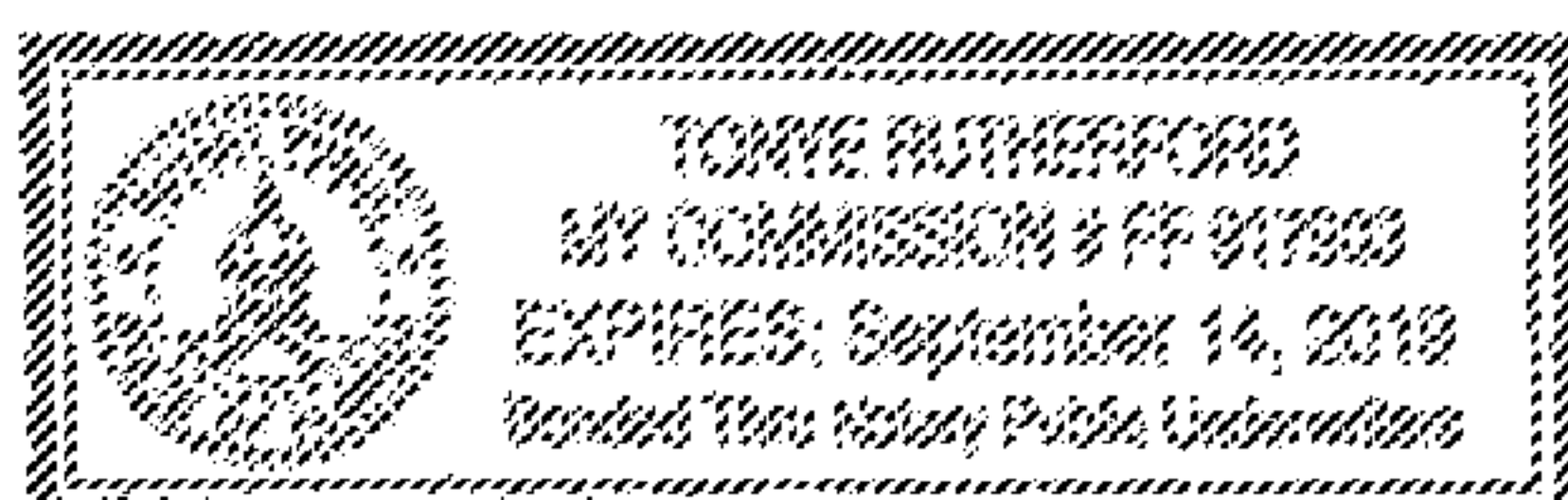
IN WITNESS WHEREOF, the said Grantor, ADAMS HOMES LLC, by DON ADAMS, its CHIEF FINANCIAL OFFICER who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 29th day of January, 2016.

ADAMS HOMES, LLC
BY: [Signature]
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 29th day of January, 2016.



[Signature]
Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/01/2016 02:28:52 PM
\$204.50 CHERRY
20160201000032680

[Signature]