

Send tax notice to:
JONATHAN D. FARRIS
221 STONEY TRAIL
MAYLENE, AL, 35114

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

2016040T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty-Eight Thousand Three Hundred Fifty and 00/100 Dollars (\$158,350.00) 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 JONATHAN D. FARRIS and BRITTANY S. FARRIS whose property address is: 221 STONEY TRAIL, MAYLENE, AL, 35114 (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 9, Stoney Meadows Phase 1, according to the map of plat as recorded in Map Book 36, Page 107, together with the Affidavit of Michael R. Bridges, PLS, for Stoney Meadows Subdivision Phase 1, as recorded March 23, 2006 as Document No. 20060323000138000, in the Office of the Judge of Probate of Shelby County, Alabama.

BRITTANY S. FARRIS IS ONE AND THE SAME AS BRITTANY FARRIS.

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. SUBJECT TO ALL MATTERS AS SET FORTH AS SHOWN ON THE PLAT AS RECORDED IN MAP BOOK 36, PAGE 107 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. RESOLUTION GRANTED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS DOCUMENT NO 20091006000378080, DOCUMENT NO 20121213000476580, DOCUMENT NO 20131205000471840 OF THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.
5. EASEMENT TO ALABAMA POWER COMPANY GRANTED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS DOCUMENT NO 20050804000396560, DOCUMENT NO 20060201000052500 OF THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.
6. EASEMENT TO BELL SOUTH GRANTED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS DOCUMENT NO 20060125000041030, OF THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.
7. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DEED(S) RECORDED IN DOCUMENT NO 20060726000359530, DOCUMENT NO 20060918000461860.

\$155,481.00 AND \$4,750.00 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 12th day of February, 2016.

ADAMS HOMES, LLC

BY: 

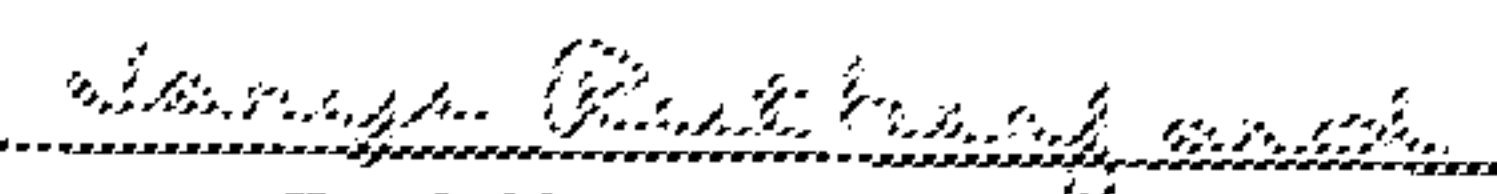
DON ADAMS

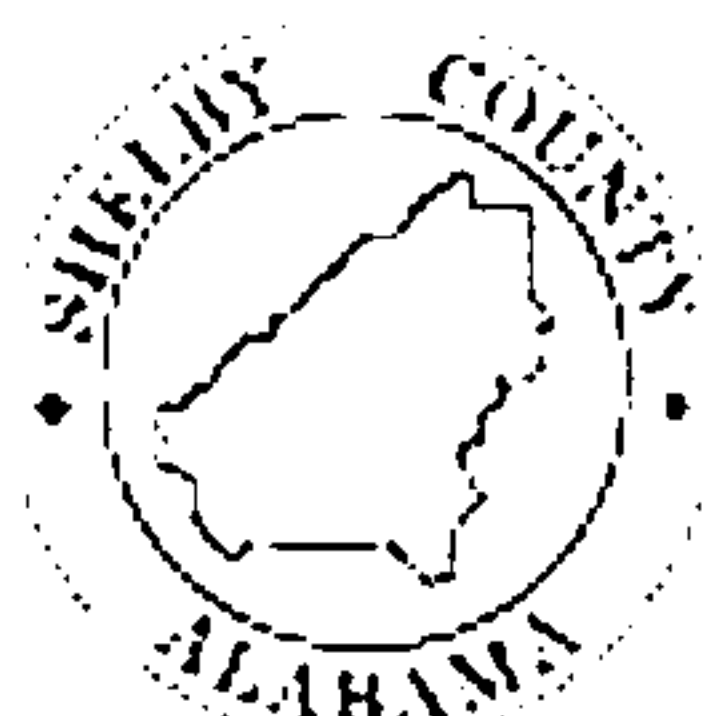
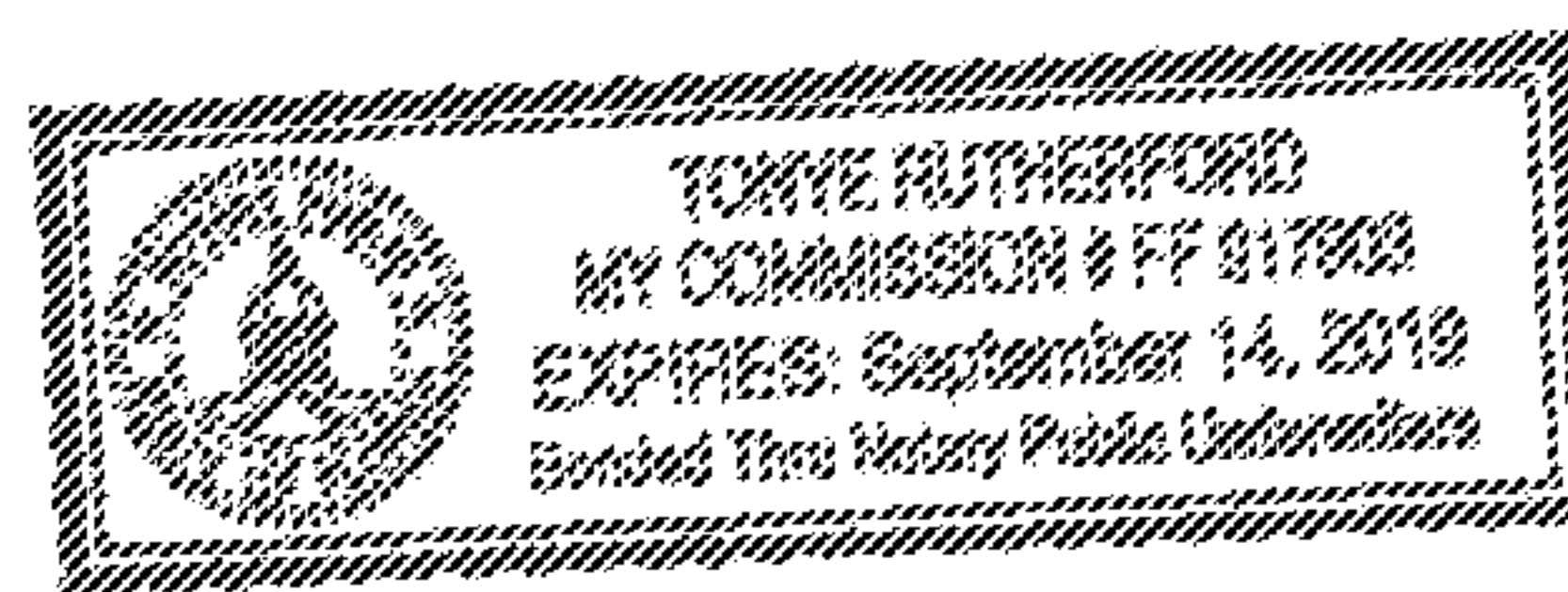
ITS: CHIEF FINANCIAL OFFICER

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 12th day of February, 2016.


Notary Public
Print Name: TONYE RUTHERFORD
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/16/2016 12:46:28 PM
\$18.00 CHERRY
20160216000048860

