

Send tax notice to:
LINDA A. REINHARDSEN
273 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

2016036T

Shelby COUNTY

WARRANTY DEED


20160217000049640 1/2 \$174.00
Shelby Cnty Judge of Probate, AL
02/17/2016 09:15:36 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty-Six Thousand Seven Hundred and 00/100 (\$156,700.00) **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 LINDA A. REINHARDSEN AND PERCY J. FOWLER **whose property address is:** 273 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 the right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 70, 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.

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 36, Page 107 and Affidavit recorded in Document No 20060323000138000 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. Easement granted to Alabama Power Company recorded in Official Records Document No 20060201000052500, Document No 20050804000396560 and Document No 20060125000041030 of the Probate Records of Shelby County, Alabama.
5. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Document No 20060918000461860, 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).

\$141,030.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 02/17/2016
State of Alabama
Deed Tax: \$157.00

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 10th day of February, 2016.

ADAMS HOMES, LLC

BY: 

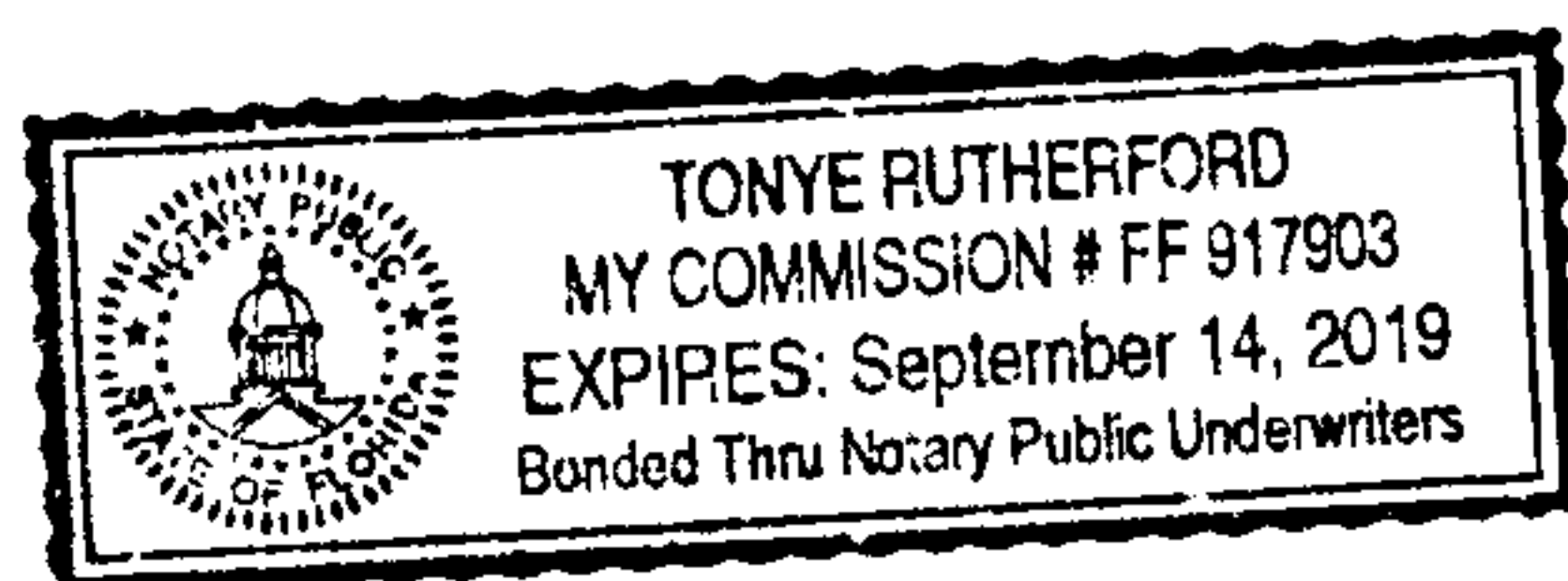
DON ADAMS

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 10th day of February, 2016.



Tonye Rutherford

Notary Public

Print Name:

Commission Expires:



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