

Send tax notice to:  
ELLSWORTH W. MADDUX  
229 MAKENA WAY  
ALABASTER, AL, 35007

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2016118T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy-Four Thousand Fifty and 00/100 Dollars (\$174,050.00) 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 ELLSWORTH W. MADDUX and CARMENITA B. MADDUX whose property address is: 229 MAKENA WAY, ALABASTER, AL, 35007 (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 55, Southfield Gardens, according to the plat thereof, recorded in Map Book 38, Page 100, as recorded 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. Subject to all matters as set forth as shown on the plat as recorded in Map Book 38, Page 100 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. Articles of Incorporation of Southfield Gardens, Inc. recorded in Official Records Document No 20060518000235450, of the Probate Records of Shelby County, Alabama.
5. Easement granted to Mayhall Properties recorded in Official Records Document No 20070425000190930, of the Probate Records of Shelby County, Alabama.
6. Transmission line permit granted to Alabama Power Company recorded in Official Records Book 126, Page 173, of the Probate Records of Shelby County, Alabama.
7. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Document No 20071128000540340.

\$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 23<sup>rd</sup> day of March, 2016.

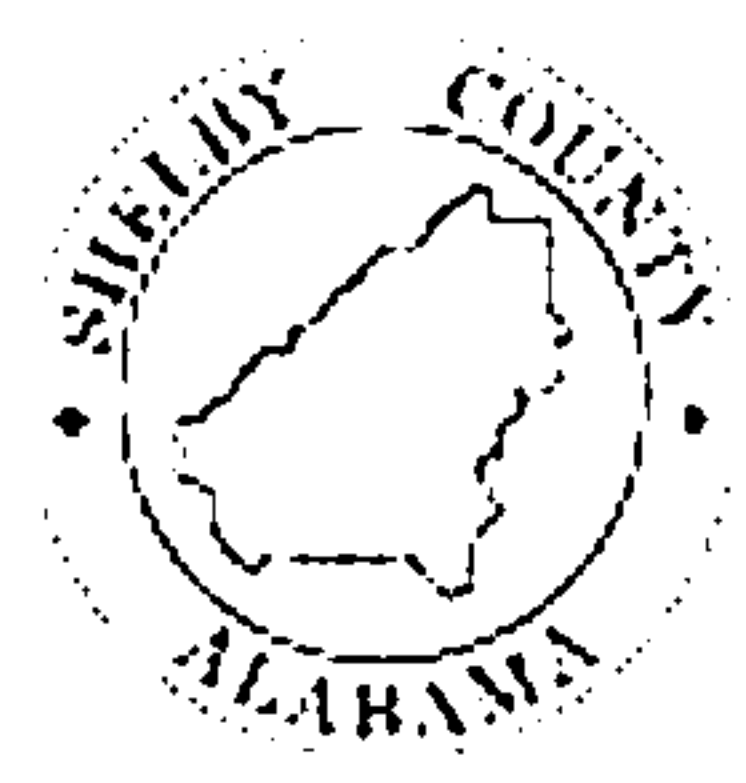
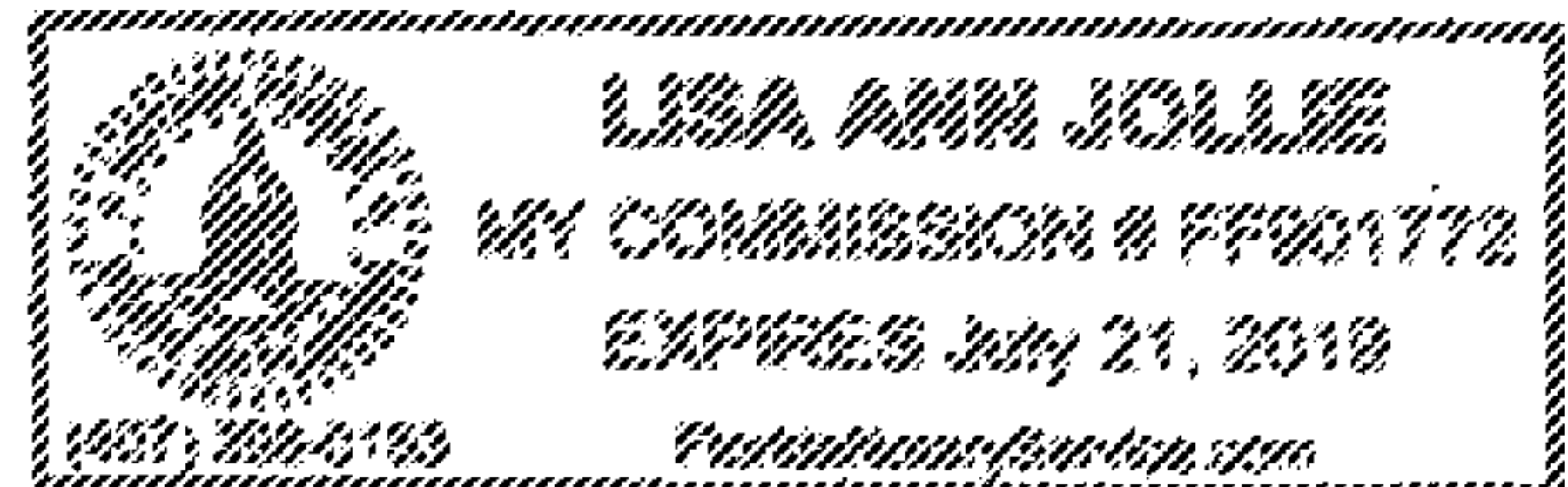
ADAMS HOMES, LLC  
BY: [Signature]  
DON ADAMS  
ITS: CHIEF FINANCIAL OFFICER

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 23<sup>rd</sup> day of March, 2016.

[Signature]  
Notary Public  
Print Name: LISA ANN JOLLIE  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/25/2016 02:39:50 PM  
\$191.50 JESSICA  
20160325000097580

[Signature]