

Send tax notice to:
CARLOS HENDERSON
140 Hidden Trace Court
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

2016075T

Shelby COUNTY

20160404000108210
04/04/2016 01:00:28 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty-Nine Thousand Nine Hundred and 00/100 (\$169,900.00) 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 CARLOS HENDERSON AND TANYA K. HENDERSON whose property address is: 140 Hidden Trace Ct, 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 rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 11, LAKES AT HIDDEN FOREST PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 36, PAGE 115, 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 MAP BOOK 36, PAGE 115 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 TO GNC LLC RECORDED IN OFFICIAL RECORDS DOCUMENT NO 20040623000343040, OF THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.
5. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN OFFICIAL RECORDS DOCUMENT NO 20061212000600970, DOCUMENT NO 20060414000173920 OF THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.
6. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DEED(S) RECORDED IN DOCUMENT NO 20061120000567220. ARTICLES OF INCORPORATION OF LAKES AT HIDDEN FOREST HOMEOWNERS' ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS DOCUMENT NO 20101223000431730, OF THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.

\$177,480.00 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 31st day of March, 2016.

ADAMS HOMES, LLC

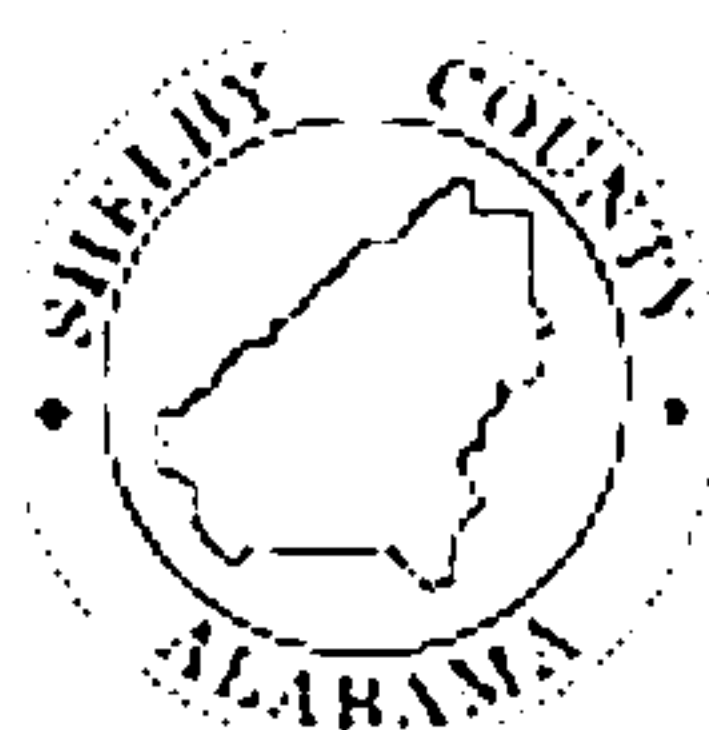
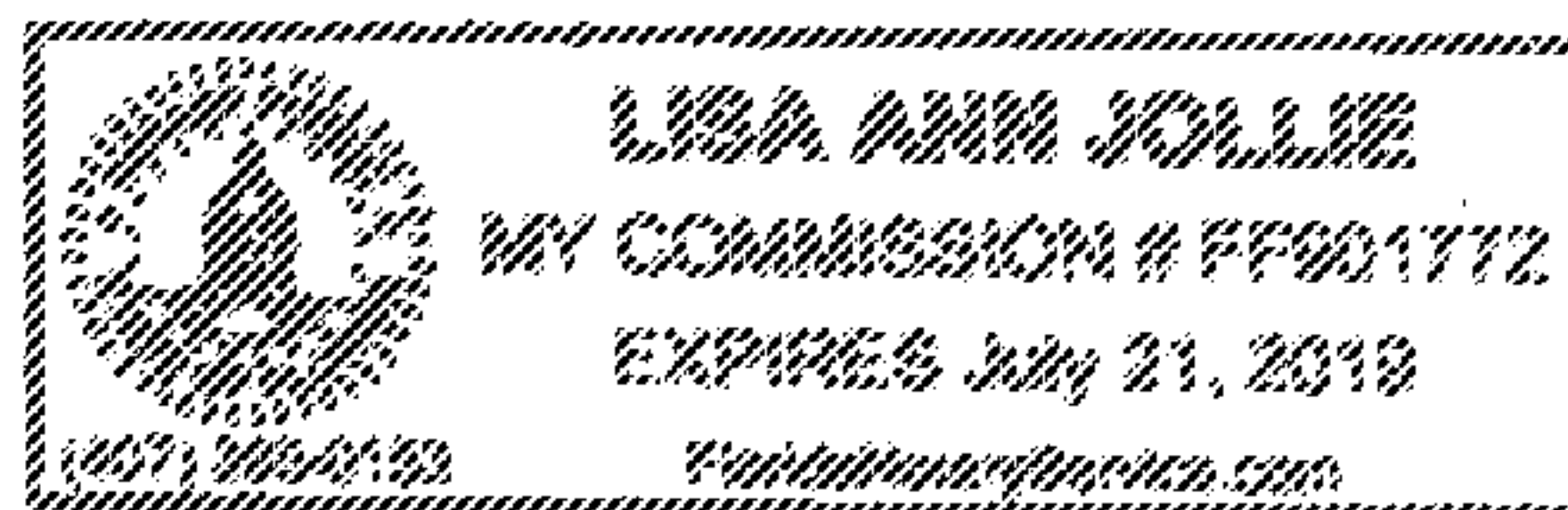
BY: [Signature]
DON ADAMS
ITS: CHIEF FINANCIAL OFFICER

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 31st 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
04/04/2016 01:00:28 PM
\$18.00 CHERRY
20160404000108210

[Signature]