

Send tax notice to:  
John W. Miller  
1052 Hidden Forest Drive  
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

2016234T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Eighty-Two Thousand and 00/100 (\$182,000.00) 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 John W. Miller whose property address is: 1052 Hidden Forest Drive, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, Hidden Forest, according to the plat thereof as recorded in Map Book 35, Page 117, Document No 20050913000473700, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. All matters as set forth as shown on the plat as recorded in Map Book 35, Page 117 and Document No 20050913000473700 of the Probate Records of Shelby County, Alabama.
2. 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
3. Easement granted to Edwards Specialties recorded in Official Records Document No 20040623000343040, of the Probate Records of Shelby County, Alabama.
4. Easement granted to Alabama Power Company recorded in Official Records Document No 20050803000393940, of the Probate Records of Shelby County, Alabama.
5. Easement granted to BellSouth recorded in Official Records Document No 20051014000536930, of the Probate Records of Shelby County, Alabama.
6. Vacation recorded in Official Records Document No 20051102000570710, of the Probate Records of Shelby County, Alabama.
7. Articles of Incorporation of Hidden Forest Homeowners' Association, Inc. recorded in Official Records Document No 20101223000431730, of the Probate Records of Shelby County, Alabama.
8. Right of Way granted to Alabama Power Company recorded in Official Records Book 236, Page 825 and Book 235, Page 318 of the Probate Records of Shelby County, Alabama.
9. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Document No 20051102000570720.

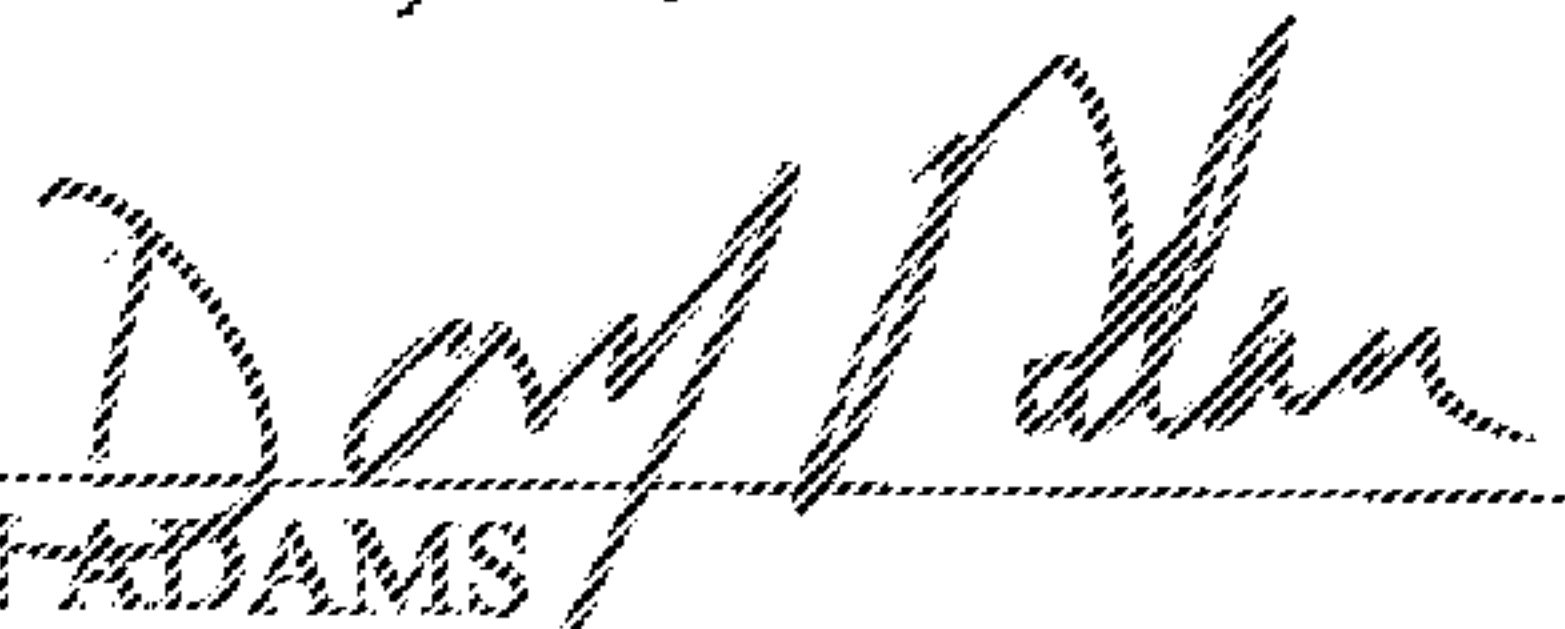
\$145,672.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

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 15<sup>th</sup> day of June, 2016.

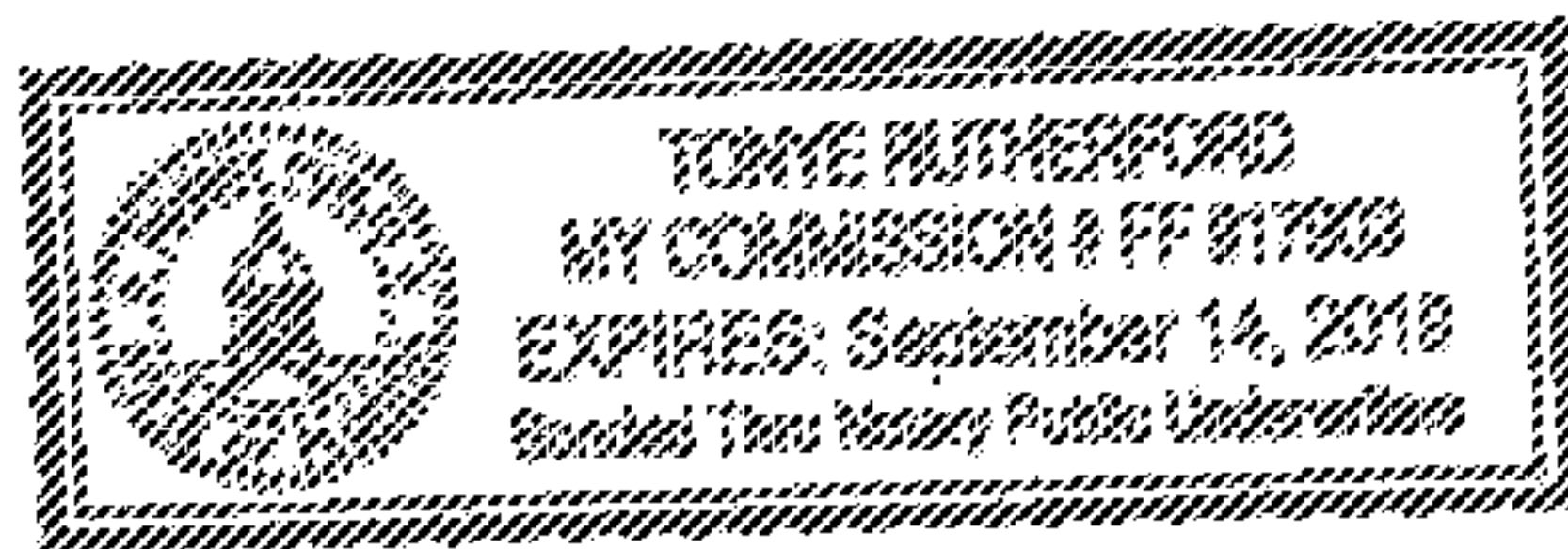
ADAMS HOMES, LLC

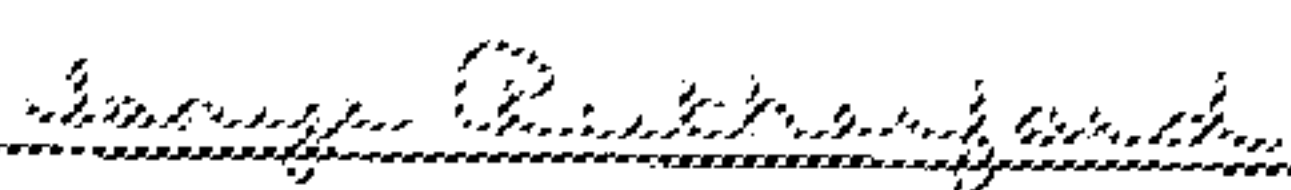
  
BY: DON ADAMS  
ITS: CHIEF FINANCIAL OFFICER

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 15<sup>th</sup> day of June, 2016.



  
Notary Public TONYE RUTHERFORD  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/17/2016 01:31:08 PM  
\$53.50 CHERRY  
20160617000209770

