

Send tax notice to:  
DOMINGO NEGRON-VEGA  
1077 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  
Shelby COUNTY

2016276T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Five Thousand Nine Hundred Seven and 00/100 Dollars (\$205,907.00) 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 DOMINGO NEGRON-VEGA and MASSIEL PINERO whose property address is: 1077 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, 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 Plat Book 35, Page 117 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, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights;
3. Easement to Edwards Specialties granted to by instrument recorded in Official Records Document No 20040623000343040, of the Probate Records of Shelby County, Alabama.
4. Easement to Alabama Power Company granted to by instrument recorded in Official Records Document No 20050803000393940, of the Probate Records of Shelby County, Alabama.
5. Easement to BellSouth granted to by instrument recorded in Official Records Document No 20051014000536930
6. Vacation granted to by instrument recorded in Official Records Document No 20051102000570710, of the Probate Records of Shelby County, Alabama.
7. Homeowners Association granted to by instrument recorded in Official Records Document No 20101223000431730
8. Right of way to Alabama Power Co. granted to by instrument recorded 01/01/1900, in Official Records Book 235, Page 318, Book 236, Page 825
9. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Document No 20051102000570720.
10. All interest in and to all oil, gas and other minerals in, on and/or under said property and all rights in connection therewith which may have been granted, reserved or leased to others by instruments of record in the office of the Judge of Probate of Shelby County, Alabama.

\$202,177.00 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 day of August, 2016.

ADAMS HOMES, LLC

BY: *Don Adams*

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.

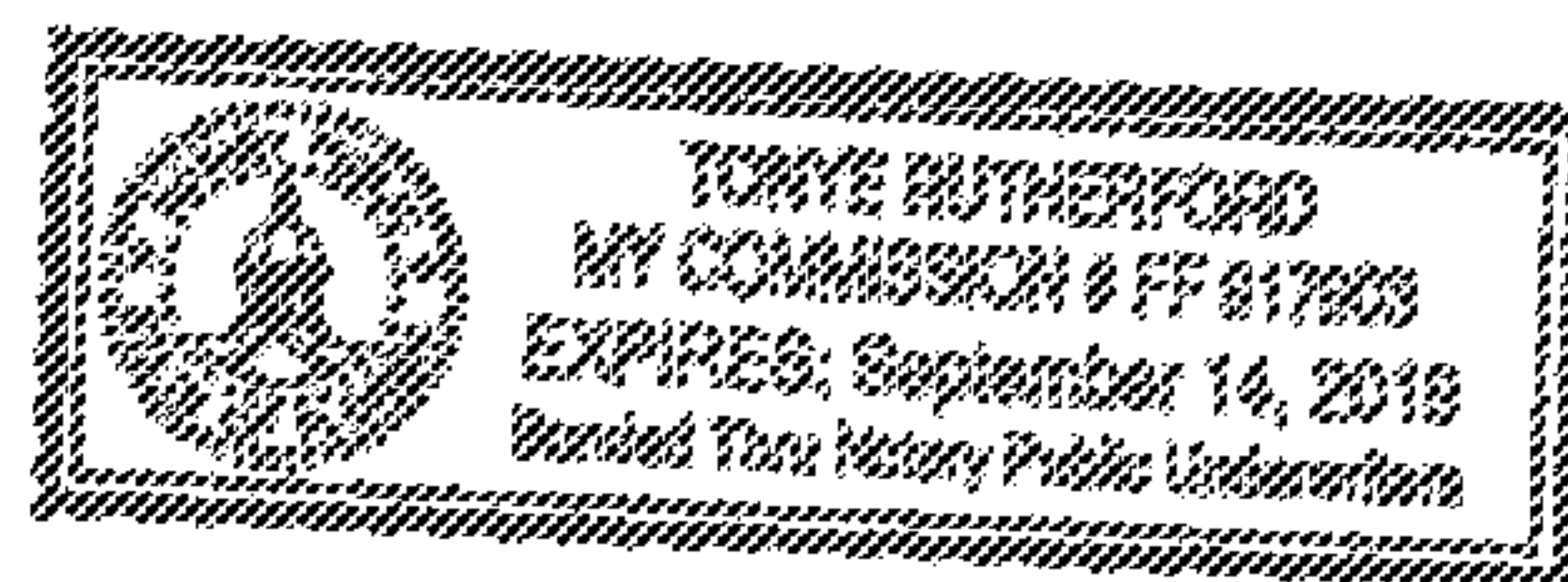
Given under my hand and official seal this the 23 day of August, 2016.

*Tonye Rutherford*

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  
06/29/2016 01:16:50 PM  
\$21.00 CHERRY  
20160629000226450

*James W. Fuhrmeister*