

20160726000260660
07/26/2016 02:21:32 PM
DEEDS 1/3

Send tax notice to:
MELANIE DAWN ARBITELLE
153 RIVER CREST LANE
HELENA, AL, 35080

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

STATE OF ALABAMA

2016349T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Ninety-Eight Thousand and 00/100 (\$198,000.00) 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 MELANIE DAWN ARBITELLE whose property address is: 153 RIVER CREST LANE, HELENA, AL, 35080 (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 2079 Old Cahaba Phase V, 6th Addition according to the plat thereof as recorded in Map Book 37, Page 62 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 37, Page 62 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.
4. Reservations affecting rights in Oil, Gas, or any other minerals lying upon or beneath the lands pursuant to the instrument recorded in Book 15, Page 415, Book 61, Page 164, Real Volume 133, Page 277, Real Volume 321, Page 629, in the office of the Judge of Probate of Shelby County, Alabama.

5. Restrictions, covenants, conditions and easements. as contained in as shown on the plat recorded in Map Book 36, Page 105A and Map Book 37, Page 53, Map Book 37, Page 62 and Map Book 37, Page 136, in the office of the Judge of Probate of Shelby County, Alabama.
6. Transmission Line Permits granted to Alabama Power Company as recorded in Deed Book 134, Page 85, Deed Book 131, Page 447, Deed Book 257, Page 213, Real Volume 46. Page 69, and Deed Book 230, Page 113, in the office of the Judge of Probate of Shelby County, Alabama.
7. Easement and/or right of way to Shelby County as recorded in Deed Book 155. Page 331, Deed Book 155, Page 425, Book 2, Page 16, and Book 156, Page 203, in the office of the Judge at Probate of Shelby County, Alabama.
8. Rights of the public and the State of Alabama, in any, to lands lying below the high water mark, lands that have been created by artificial means, riparian rights; and subject also to the rights of the Federal Government's control over navigable waters and public rights of access to any navigable waters.
9. Easement to Alabama Power Company recorded 01/01/1900, in Official Records Document No 20060201000062660, Document No 20040910000506080, Document No 20060829000424580, Document No 20060414000173930, Document No 20060201000052670, Document No 20040629000354920, Document No 20040629000354650, Document No 20051031000564130, Document No 20040910000504110, Document No 20040910000504120, Document No 20040629000355410 of the Probate Records of Shelby County, Alabama.
10. Easement to Bessemer Water Service recorded in Official Records Document No 20080204000043240, of the Probate Records of Shelby County, Alabama.
11. Resolution recorded in Official Records Document No 20091006000378080, Document No 20121213000476580, Document No 20131215000471840 of the Probate Records of Shelby County, Alabama.
12. Articles of Inc. American Land Development recorded in Official Records Instrument 1998-1191, of the Probate Records of Shelby County, Alabama.
13. Articles of Inc. American Land Development recorded in Official Records Instrument 2000-10277, of the Probate Records of Shelby County, Alabama.
14. Articles of Inc. American Land Development recorded in Official Records Instrument 2000-11800, of the Probate Records of Shelby County, Alabama.
15. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Document No 20050916000481600.

\$171,000.00 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 22 day of July 2016.

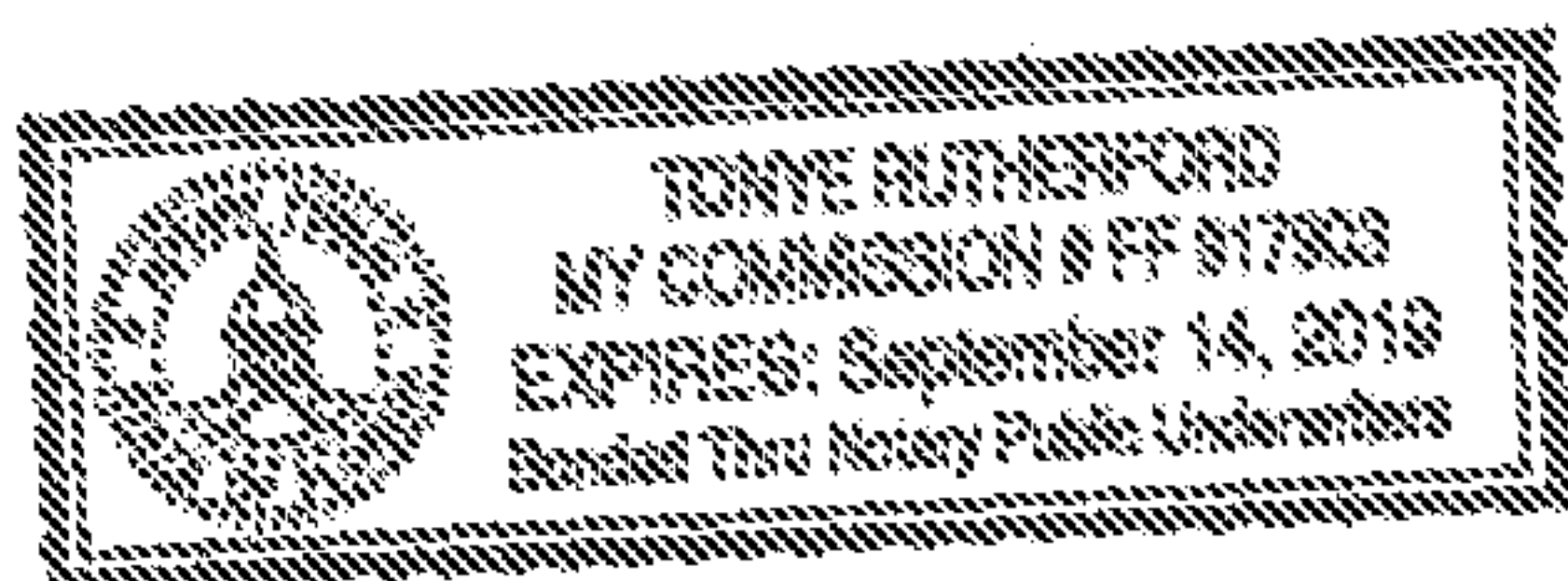
ADAMS HOMES, LLC

BY: DON ADAMS
ITS: CHIEF FINANCIAL OFFICER

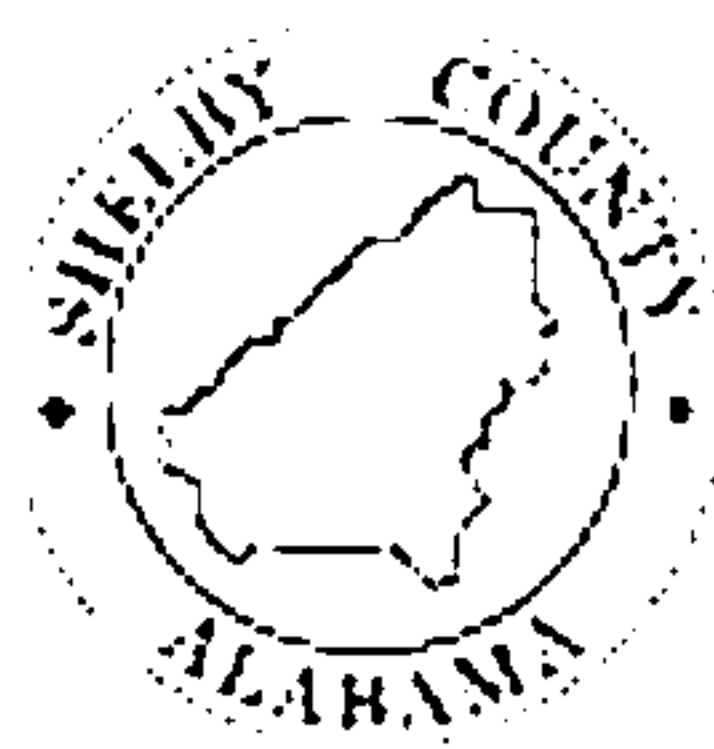
STATE OF FLORIDA
COUNTY OF ESCAMBIA

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 22 day of July 2016.



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
07/26/2016 02:21:32 PM
\$48.00 CHERRY
20160726000260660

[Signature]