

Send tax notice to:
ROSARIO MALDONADO
128 CRISFIELD CIRCLE
ALABASTER, AL, 35040

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

STATE OF ALABAMA

2016274T

Shelby COUNTY

WARRANTY DEED

20160809000283610
08/09/2016 02:33:59 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Forty-Two Thousand Fifty and 00/100 (\$142,050.00) 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 ROSARIO MALDONADO whose property address is: 128 CRISFIELD CIRCLE, ALABASTER, AL, 35040 (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 70, Chesapeake Subdivision, according to the plat thereof, recorded in Map Book 37, Page 123, 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 yet due and payable until October 1, 2016.
2. Any and all Special Assessments, Bills, Charges or Municipal liens levied and/or assessed against subject property, which are currently due and payable, if any.
3. Subject to all matters as set forth as shown on the plat as recorded in Map Book 37, Page 123 of the Probate Records of Shelby County, Alabama.
4. 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.
5. Easement granted to Alabama Power Company by instrument recorded in Official Records Instrument 20060828000422400, of the Probate Records of Shelby County, Alabama.
6. Easement granted to Alabama Power Company by instrument recorded in Official Records Instrument 20071114000522020, of the Probate Records of Shelby County, Alabama.
7. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 20070307000104700.
8. Homeowners Association recorded in Instrument 20070307000103000 of the Probate Records of Shelby County, Alabama.
9. Vacation by instrument recorded in Official Records Instrument 20080527000213280, of the Probate Records of Shelby County, Alabama.
10. Resolutions by instruments recorded in Official Records Instrument 20091006000378080, Instrument 20121213000476580, Instrument 20131205000471840, of the Probate Records of Shelby County, Alabama.

\$146,066.00 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 5 day of August, 2016.

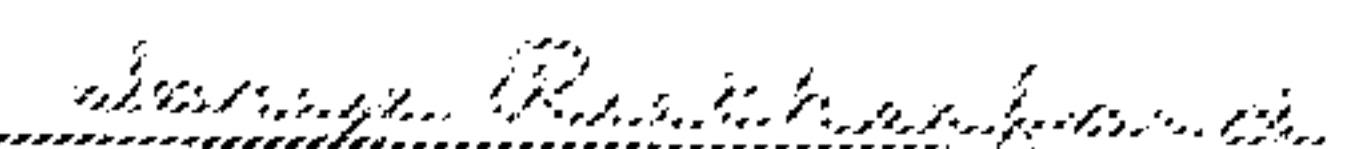
ADAMS HOMES, LLC

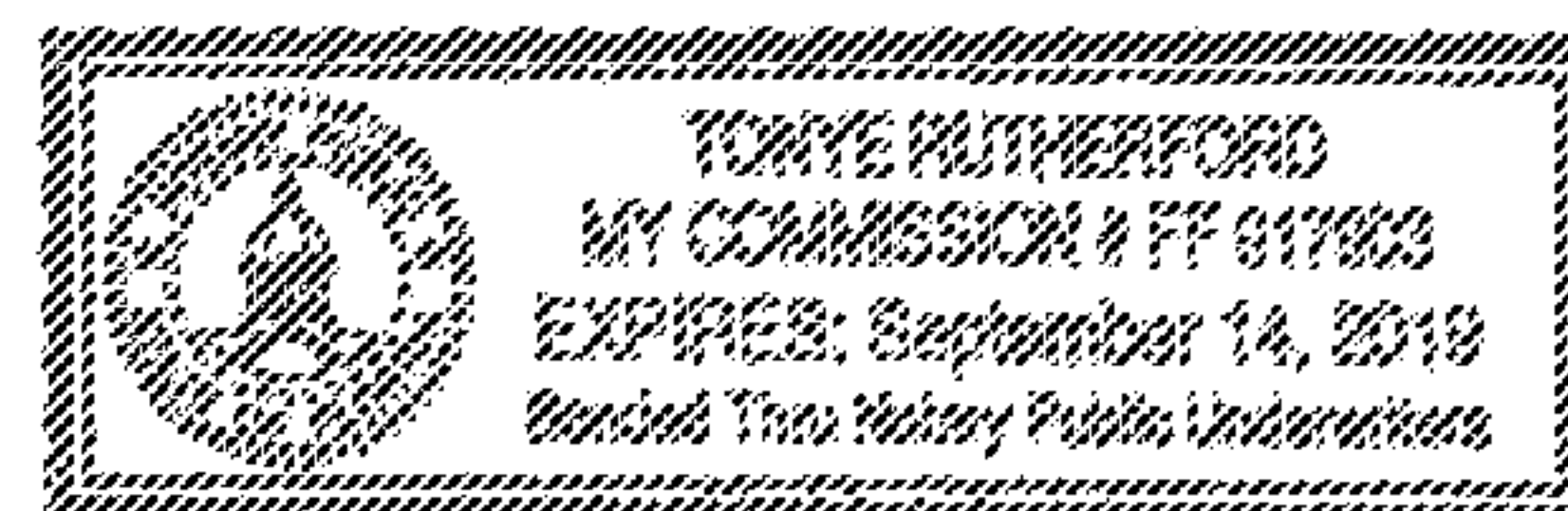

BY: DON ADAMS
ITS: CHIEF FINANCIAL OFFICER

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 5 day of August, 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
08/09/2016 02:33:59 PM
\$19.00 CHERRY
20160809000283610

