

Send tax notice to:

JOSHUA ANDREW NICHOLSON
485 RIVER CREST DRIVE NORTH
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

2016350T

Shelby COUNTY

WARRANTY DEED

20160809000283830

08/09/2016 03:28:16 PM

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Ninety-Three Thousand Two Hundred Fifty and 00/100 Dollars (\$193,250.00) 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 JOSHUA ANDREW NICHOLSON and MELISSA LYNN NICHOLSON whose property address is: 485 RIVER CREST DRIVE NORTH, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2113 Old Cahaba Phase V, 6th Addition, as recorded in Map Book 37, Page 62 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

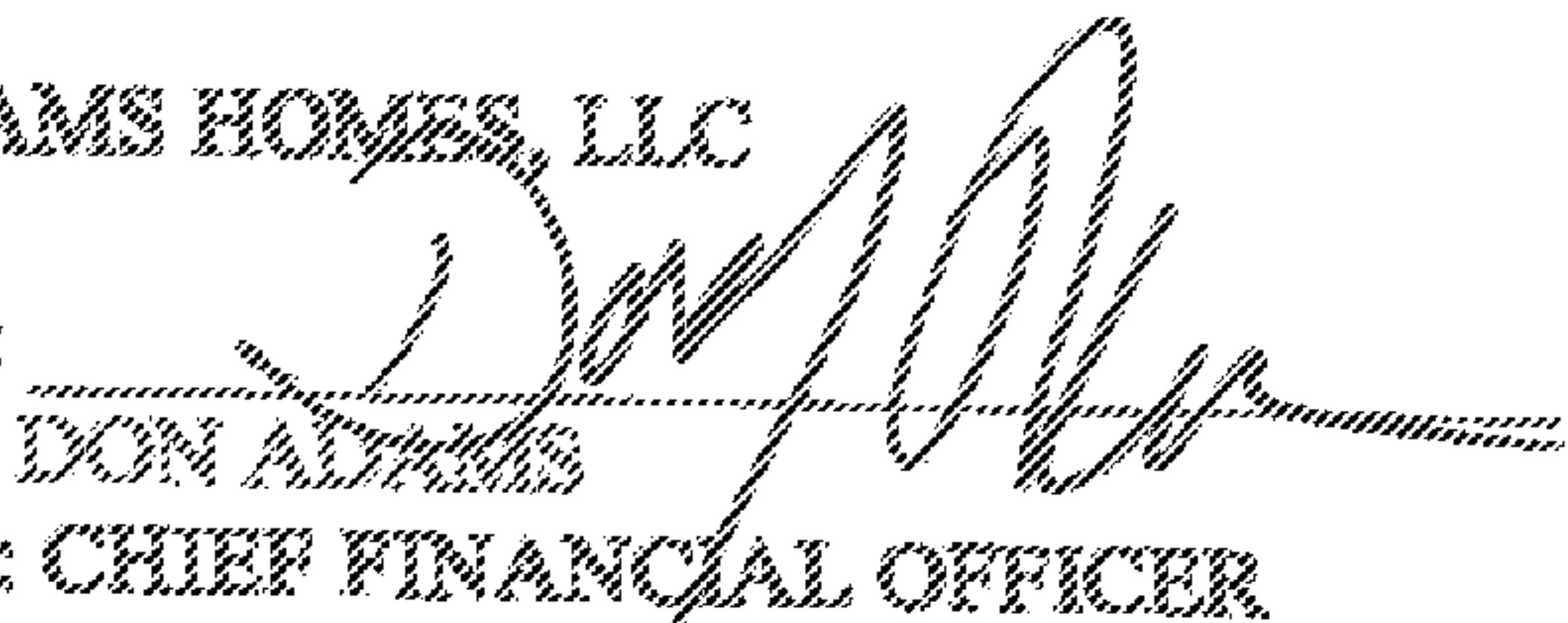
1. Taxes for the year beginning October 1, 2015 which constitutes a lien but are not due and payable until October 1, 2016.
2. All matters as set forth as shown on the plat as recorded in Plat Book 37, Page 62 of the Probate Records of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface 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, whether or not appearing in the Public Records
4. Easement granted to Alabama Power Company recorded 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, and Document No 20040629000355410 of the Probate Records of Shelby County, Alabama.
5. Easement granted to Bessemer Water Service recorded in Official Records Document No 20080204000043240
6. Resolution recorded in Official Records Document No 20091006000378080, Document No 20121213000476580 and Document No 20131215000471840
7. Transmission Line Permits granted to Alabama Power Company recorded in Official Records Book 134, Page 85, Book 131, Page 447, Book 257, page 213, Book 46, Page 69 and Book 230, Page 113
8. Reservations affecting rights in Oil, Gas or any other minerals lying upon or beneath the lands pursuant to recorded in Official Records Book 15, Page 415, Book 61, Page 164, Book 133, Page 277, Book 321, Page 629
9. Easement and/or right of way granted to Shelby County recorded in Official Records Book 155, Page 331, Book 155, Page 425, book 2, Page 16 and Book 156, Page 203
10. Articles of Incorporation of American Land Development recorded in Official Records Instrument 2000-11800, Instrument 1998-1192 and Instrument 2000-10277
11. 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.
12. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Document No 20050916000481600

\$189,749.00 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 3 day of August 2016.

ADAMS HOMES, LLC

BY: 

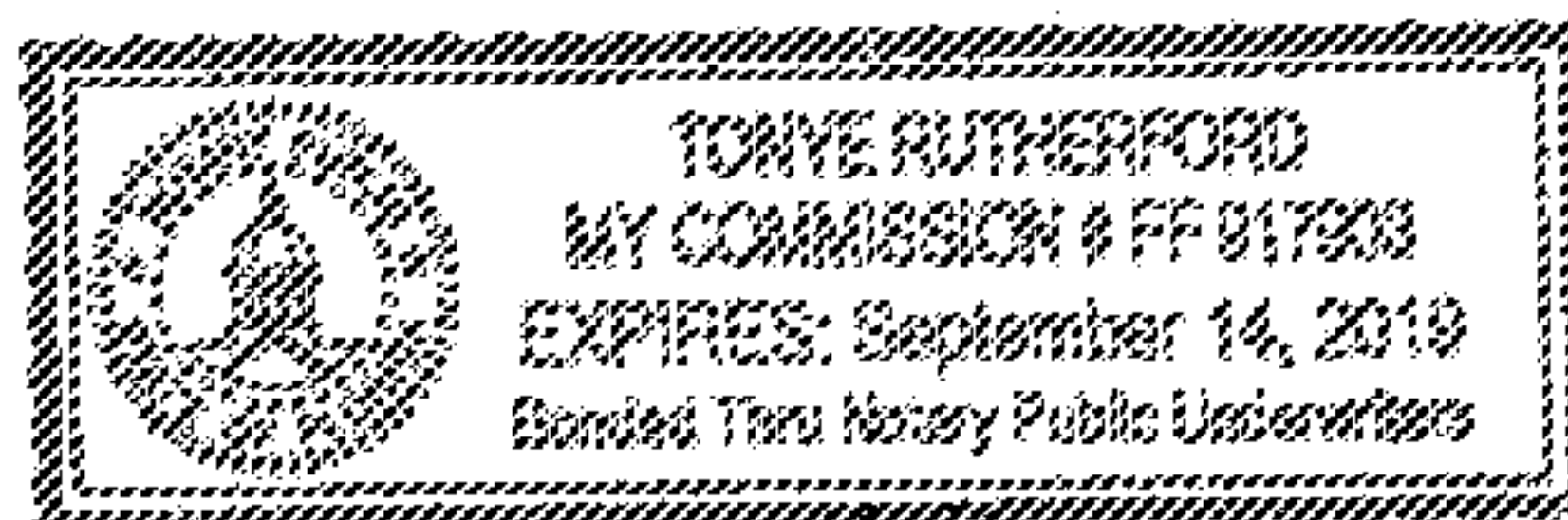
DON ADAMS

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 3rd 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 03:28:16 PM
\$22.00 CHERRY
20160809000283830

