

20160909000327330
09/09/2016 11:14:18 AM
DEEDS 1/2

Send tax notice to:
TERRANCE L. SPIDELL
278 IVY HILLS CIRCLE
CALERA, 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
Shelby COUNTY

2016536T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Forty-Three Thousand Two Hundred Fifty and 00/100 Dollars (\$143,250.00) 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 TERRANCE L. SPIDELL and SABRINA L. SPIDELL whose property address is: 278 IVY HILLS CIRCLE, CALERA, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 69, According to the Plat of Old Ivy Subdivision, Phase II,(Being a Resurvey of Portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "b" as Recorded in Map Book 11, Page 26,)as Recorded in Map Book 36, Page 6-A and Document #20051027000561200, 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 due and payable until October 1, 2016.
2. All matters as set forth as shown on the plat as recorded in Map Book 36, Page 6-A and Instrument 20051027000561200 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 Bellsouth recorded 05/26/2005, in Official Records Instrument 20050526000257610
5. Easement granted to Alabama Power Company recorded 08/01/2005, in Official Records Instrument 20050801000385590
6. Easement recorded 04/14/2006, in Official Records Instrument 20060414000174000
7. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 20051104000574530
8. Homeowners Association recorded in Official Records Instrument 20051104000574520 and Official Records Instrument 20120504000157040
9. Excepting therefrom all interests 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, and Book 114, Page 193 and Book 144, Page 196
10. Restrictions, reservations, setbacks and easement, if any, as shown on the plat recorded in Document Number 20051027000561200
11. Further excepting therefrom Easement/ Right of Way granted to Alabama Power Company in Deed Book 121, Page 464, Deed book 188, page 43, and in Deed Book 80, Page 195

\$147,300.00 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 7th day of September 2016.

ADAMS HOMES, LLC

BY: Don Adams

DON ADAMS

ITS: CHIEF FINANCIAL OFFICER

STATE OF FLORIDA
COUNTY OF ESCAMBIA

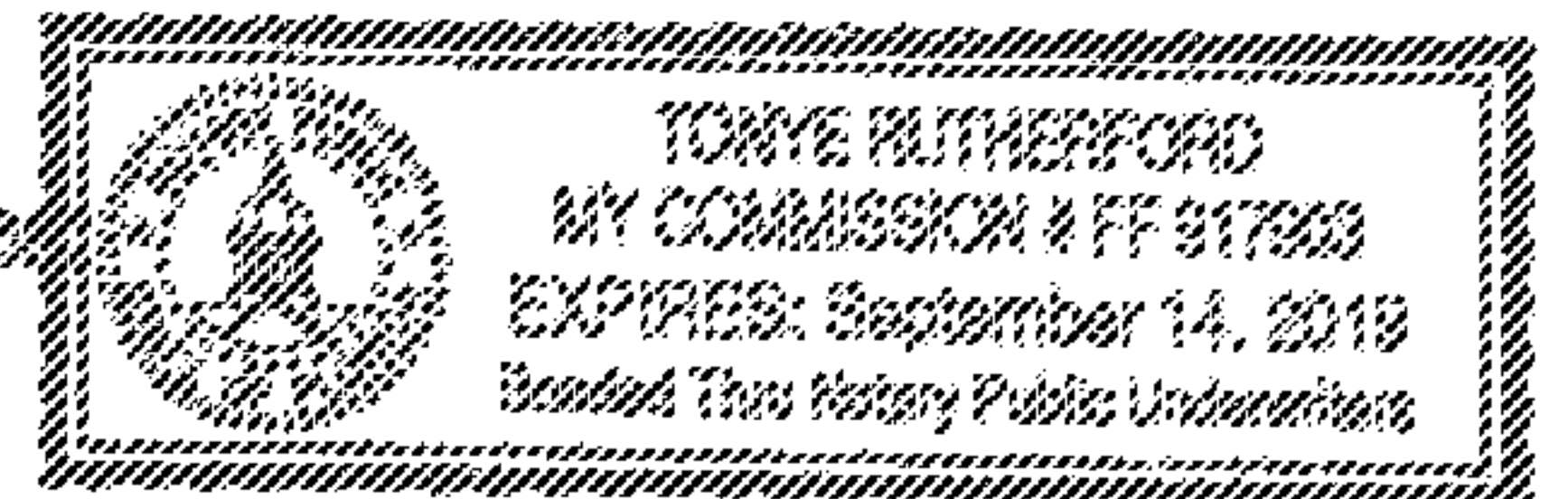
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DON ADAMS, whose name as CHIEF FINANCIAL OFFICER of ADAMS HOMES LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the 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 7th day of September, 2016.

Tonye Bitherford
Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/09/2016 11:14:18 AM
\$19.00 CHERRY
20160909000327330

James W. Fuhrmeister