

Send tax notice to:
TIFFANY J ROSE
2029 HIGHVIEW WAY
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

2016564

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy-Three Thousand One Hundred Fifty and 00/100 (\$173,150.00) 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 TIFFANY J. ROSE whose property address is: 2029 HIGHVIEW WAY, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 960, Final Plat of Waterford Highlands, Sector 4, Phase 2, according to the Plat thereof, recorded in Map Book 36, Page(s) 15 A and B 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 yet 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 15 A and B 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. Easements granted to Alabama Power Company recorded in Official Records Document No 200402060000062010 and Document No 20051031000564210, of the Probate Records of Shelby County, Alabama.
5. Articles of Incorporation of Rose Creek Homes, Inc. recorded in Official Records Document No 20041012000564590, of the Probate Records of Shelby County, Alabama.
6. Agreement recorded in Official Records Document No 20080403000136630, of the Probate Records of Shelby County, Alabama.
7. Articles of Incorporation of Waterford Highlands Homeowners' Association, Inc. recorded in Official Records Document No 20110310000079910, Instrument 2001-12817, Instrument 2000-12918 and Instrument 2001-12819 of the Probate Records of Shelby County, Alabama.
8. Articles of Organization of Waterford, LLC recorded in Official Records Instrument 1999-49065, of the Probate Records of Shelby County, Alabama.
9. Easement granted to Town of Calera recorded in Official Records Instrument 2001-36236, of the Probate Records of Shelby County, Alabama.
10. Coal, oil, gas, limestone and other mineral interest in the land and all rights and easements in favor of the state of said coal, gas, limestone and other minerals.
11. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Document No 20051115000597140

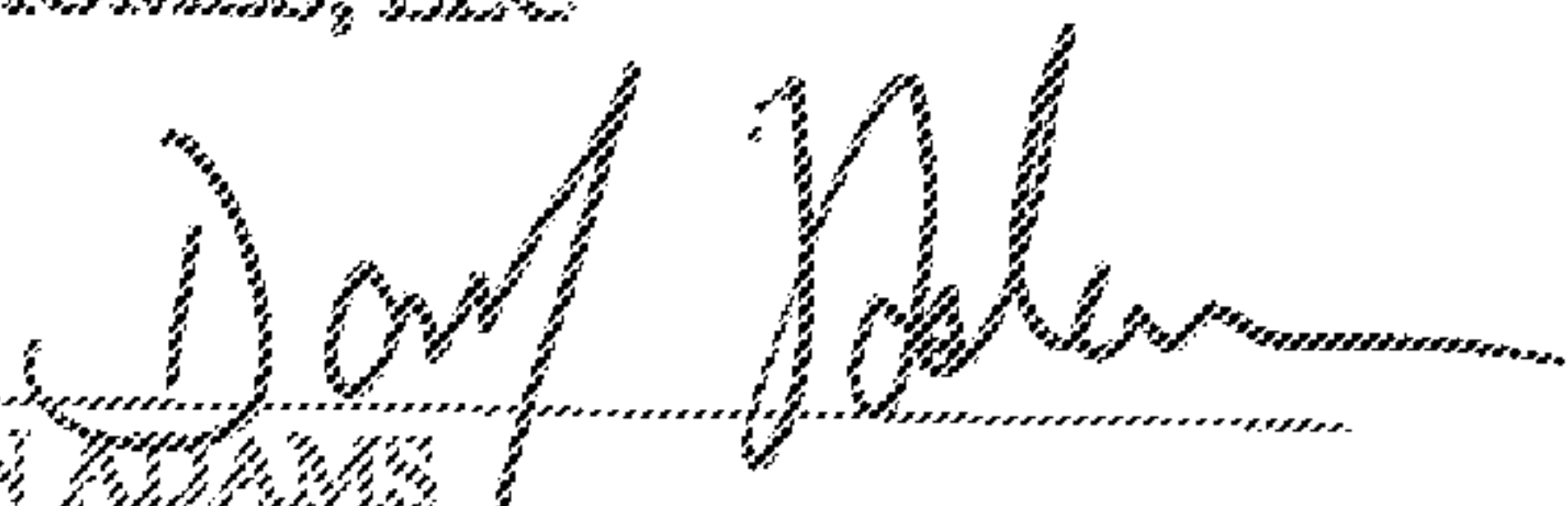
\$173,150.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 11 day of September 2016.

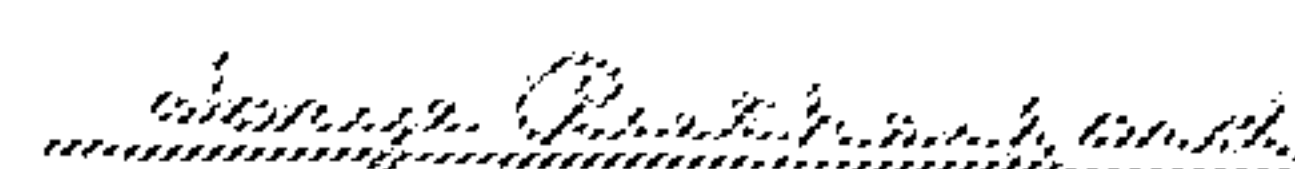
ADAMS HOMES, LLC

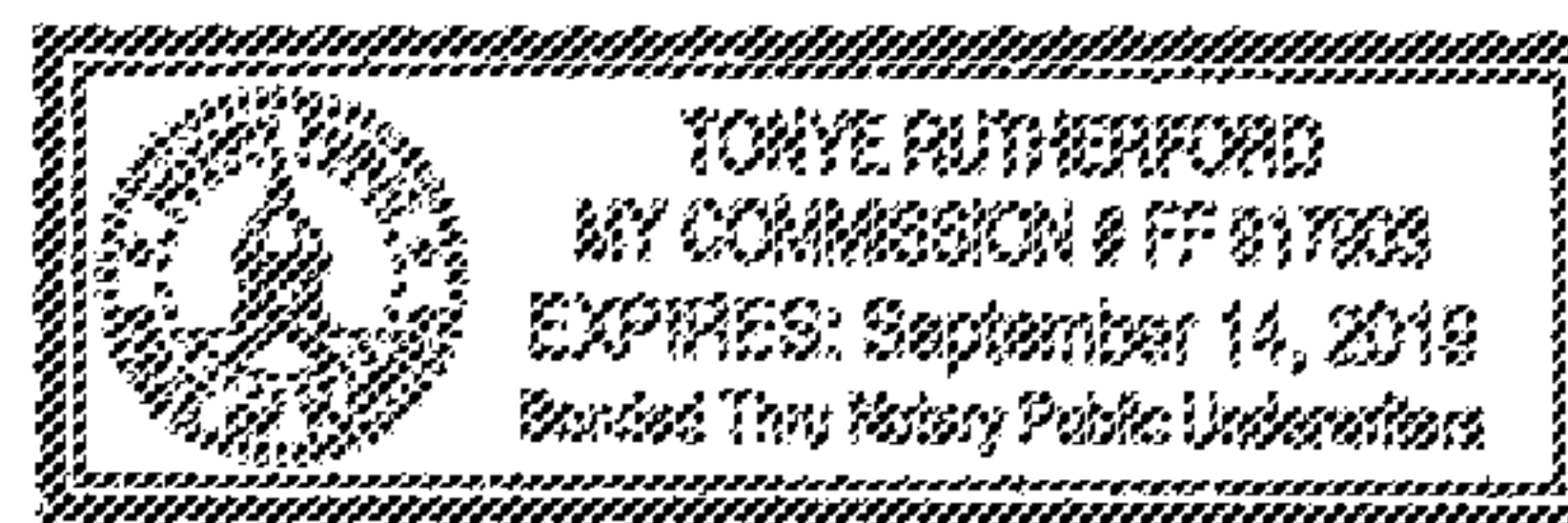

BY: DON ADAMS
ITS: CHIEF FINANCIAL OFFICER

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 15th day of September 2016.


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/16/2016 02:26:48 PM
\$19.00 JESSICA
20160916000339460

