

Send tax notice to:
NATHAN ONEAL OWEN
566 Waterford Lane
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

2016567T

WARRANTY DEED

20160927000354030
09/27/2016 11:41:06 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty-Nine Thousand Five Hundred Fifty and 00/100 (\$159,550.00) **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 NATHAN ONEAL OWEN **whose property address is:** 566 Waterford Lane, 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 1014, Final Plat of Waterford Highlands, Sector 4, Phase 2, according to the Plat thereof, recorded in Map Book 36, Page(s) 15A 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. Subject to all matters as set forth as shown on the plat as recorded in Plat Book 36, Page 15A Plat Book 36, Page 15B 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. Easement in favor of Town of Calera recorded in Instrument Number 2001-36236, in the Office of the Judge of Probate of Shelby County, Alabama.
5. 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.
6. Rights of way granted to Shelby County by instrument recorded in Deed Book 240, Page 36 in Probate Office.
7. Grant to the State of Alabama for railroad as set out in Real 278, Page 5, in Probate Office.
8. Title to all minerals within and underlying the premise, together with all mining rights and other rights. privileges and immunities relating thereto, including rights set out in inst. #1995-1640 and Real 345, Page 744 in Probate Office.
9. Terms and conditions as contained in deed recorded in Inst. # 1995-1640 in Probate Office.
10. A 15 foot dirt road running through Parcel I as shown on the Survey of R.C . Farmer & Associates and May 10, 1999.
11. Homeowners Association granted to Waterford Homeowners Association by instrument recorded in Official Records Document No 20110310000079910, Book 2000, Page 12918, Book 2001, Page 12817, Book 2001, Page 12819 of the Probate Records of Shelby County, Alabama.
12. Articles of Organization of Waterford LLC granted by instrument recorded in Official Records Book 1999, Page 49065, of the Probate Records of Shelby County, Alabama.
13. Easement in favor of Alabama Power Company granted by instrument recorded in Official Records Document No 20040206000062010, Document No 20051031000564210 of the Probate Records of Shelby County, Alabama.
14. Articles of Incorporation of Rose Creek Homes granted by instrument recorded in Official Records Document No 20041012000564590, of the Probate Records of Shelby County, Alabama.
15. Agreement between Waterford LLC and First American Bank in instrument recorded in Official Records Document No 20080403000136630, of the Probate Records of Shelby County, Alabama.
16. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Document No 20051115000597140.

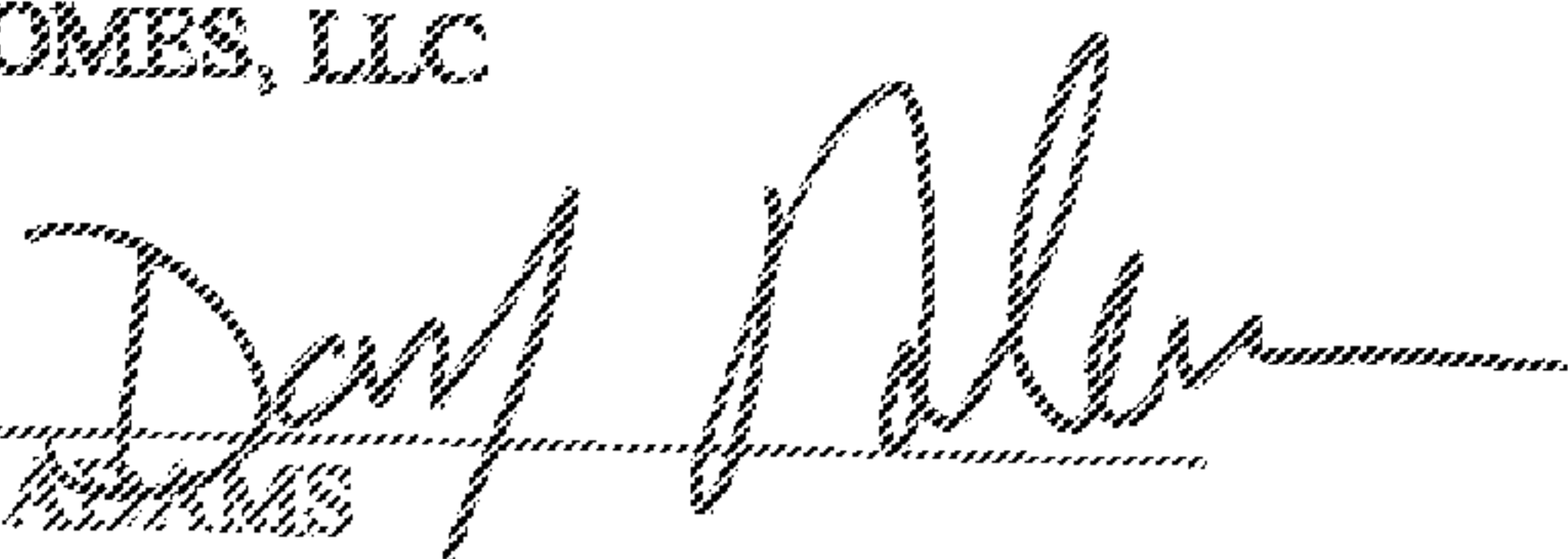
\$164,061.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 21st day of September, 2016.

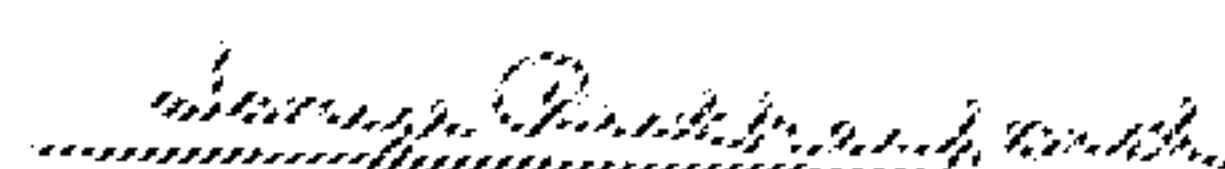
ADAMS HOMES, LLC

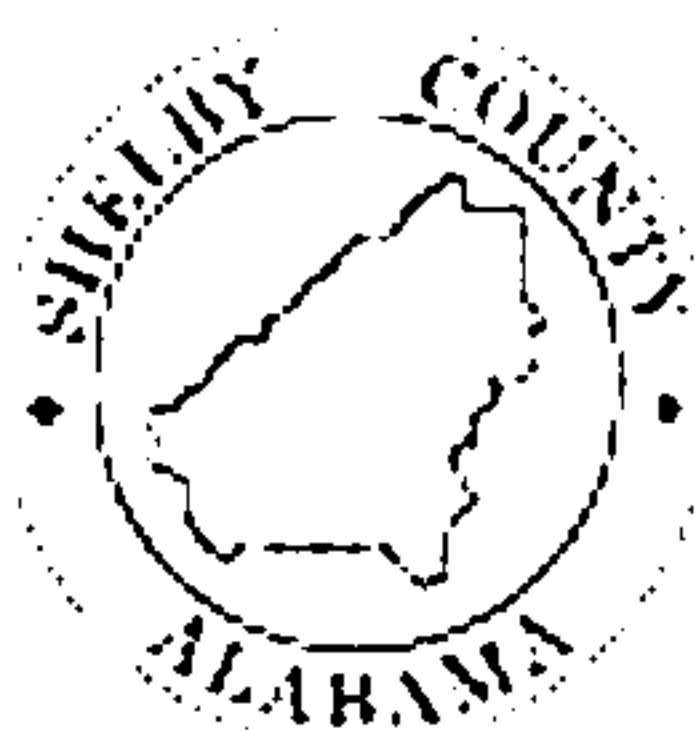
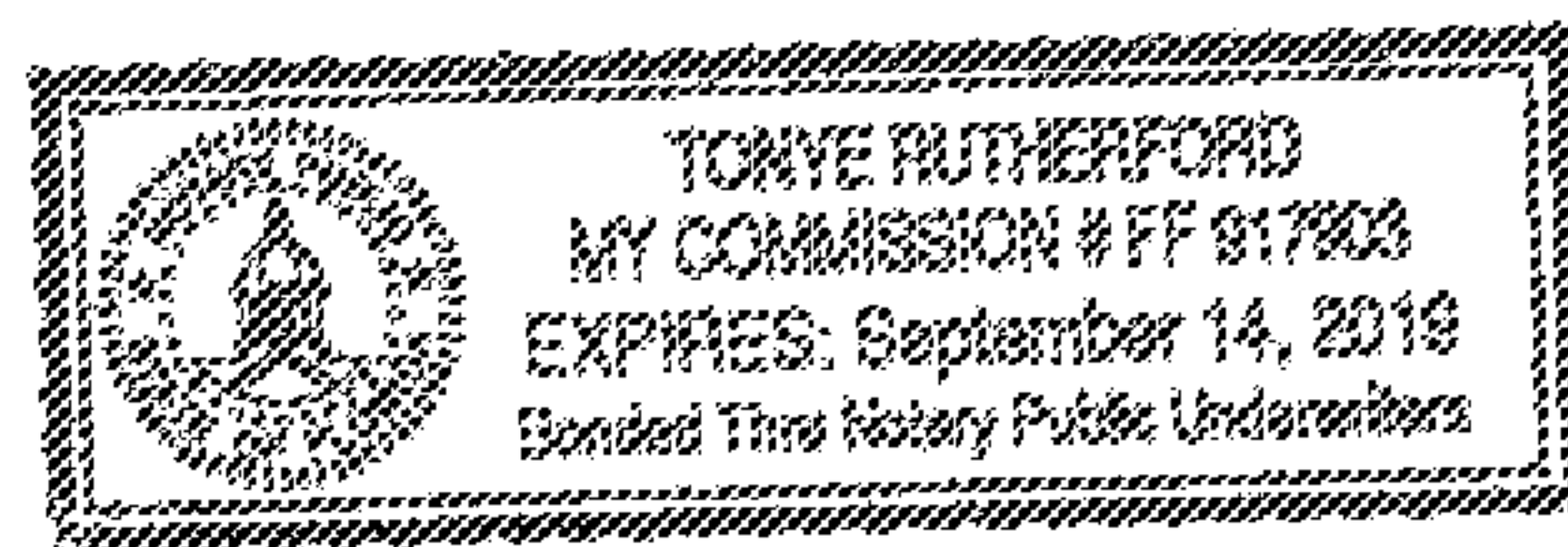

BY: DON ADAMS
ITS: CHIEF FINANCIAL OFFICER

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 21st 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
09/27/2016 11:41:06 AM
\$19.00 CHERRY
20160927000354030

