

Send tax notice to:
LELDON R GREER
3319 RIVER CREST DRIVE SOUTH
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

2016580T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Three Thousand Seven Hundred Seventy-Five and 00/100 Dollars (\$203,775.00) 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 LELEDON R GREER and JENNIFER C GREER whose property address is: 3319 RIVER CREST DRIVE SOUTH, 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 2061 Old Cahaba Phase V, 4th Addition, according to the plat thereof as recorded in Map Book 37, age 136, 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 37, Page 136 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. Reservations affecting rights in Oil, Gas, or any other minerals lying upon or beneath the lands pursuant to the instrument recorded in Book 15, Page 415, Book 51, Page 164, Real Volume 133, Page 277, Real Volume 321, Page 629, in the office of the Judge of Probate of Shelby County, Alabama.
5. Restrictions, covenants, conditions and easements, as contained in as shown on the plat recorded in Map Book 36, Page 105-A and Map Book 37, Page 53, Map Book 37, Page 62 and Map Book 37, Page 136, in the office of the Judge of Probate of Shelby County, Alabama.
6. Transmission Line Permits granted to Alabama Power Company as recorded in Deed Book 134, Page 85, Deed Book 131, Page 447, Deed Book 257, Page 213, Real Volume 46, Page 69, and Deed Book 230, Page 113, in the office of the Judge of Probate of Shelby County, Alabama.

7. Easement and/or right of way to Shelby county as recorded in Deed Book 155, Page 331, Deed Book 155, Page 425, Book 2, Page 16, and Book 156, Page 203, in the office of the Judge of Probate of Shelby County, Alabama. 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 Governments control over navigable waters and public rights of access to any navigable waters.
8. Unrecorded easements, encroachments, overlaps, boundary line disputes and other matters that would be revealed by an accurate survey or inspection of the Property rights of third parties, including the public at large and the State of Alabama, if any, to (a) lands lying below the high water mark of the Cahaba River; (b) lands that have been created by artificial means; (1) riparian and littoral rights, and (d) the rights of the United States of America to control and the rights of the public at large to use navigable waters.
9. Rights of third parties, including the public at large, with respect to any portion of the Property located in a public right of way, if any.
10. Easements, covenants, reservations, conditions and restrictions of record.
11. Any easement for any utility serving the Property whether of record or not.
12. Articles of Incorporation American Land Development recorded in Official Records Book 2000, Page 11800, Book 1998, Page 1192, Book 2000, Page 10277
13. Easements 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, Document No 200406293000355410 of the Probate Records of Shelby County, Alabama.
14. Easement to Bessemer Water Services recorded in Official Records Document No 20080204000043240
15. Resolutions recorded in Official Records Document No 20091006000378080, Document No 20121213000476580, Document No 20131215000471840
16. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Document No 20050916000481600

\$203,775.00 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 27th 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.

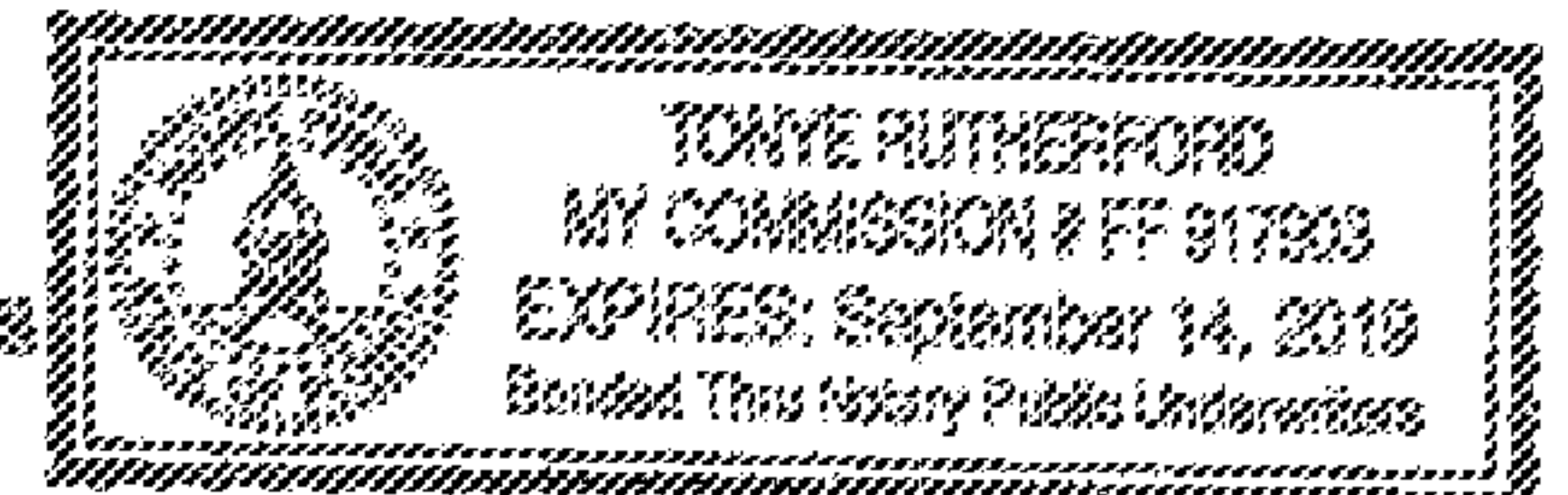
Given under my hand and official seal this the 27th day of September, 2016.

Tonye Rutherford

Notary Public

Print Name:

Commission Expires



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/30/2016 01:44:49 PM
\$22.00 CHERRY
20160930000359090

J. Fuhrmeister