



20161018000381730 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
10/18/2016 10:42:07 AM FILED/CERT

Send tax notice to:

DOUGLAS PAUL BEAULIEU

306 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

2016617T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty-Two Thousand One Hundred Fifty and 00/100 (\$162,150.00) **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 DOUGLAS PAUL BEAULIEU whose **property address is: 306 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 64, 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, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017.
2. Subject to all matters as set forth as shown on the plat as recorded in Plat Book 36, Page 6-A and Document #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. 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, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Easement granted to BellSouth recorded in Official Records Instrument 20050526000257610, of the Probate Records of Shelby County, Alabama.
6. Easements granted to Alabama Power Company recorded in Official Records Book 121, Page 464, Book 188, Page 43, Book 80, Page 195, Instrument 20050526000257610, Instrument 20050801000385590 and Instrument 20060414000174000 of the Probate Records of Shelby County, Alabama.
7. Articles of Incorporation of Old Ivy Homeowners' Association, Inc., recorded in Official Records Instrument 20051104000574520 and Instrument 20120504000157040 of the Probate Records of Shelby County, Alabama.
8. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 20051104000574530

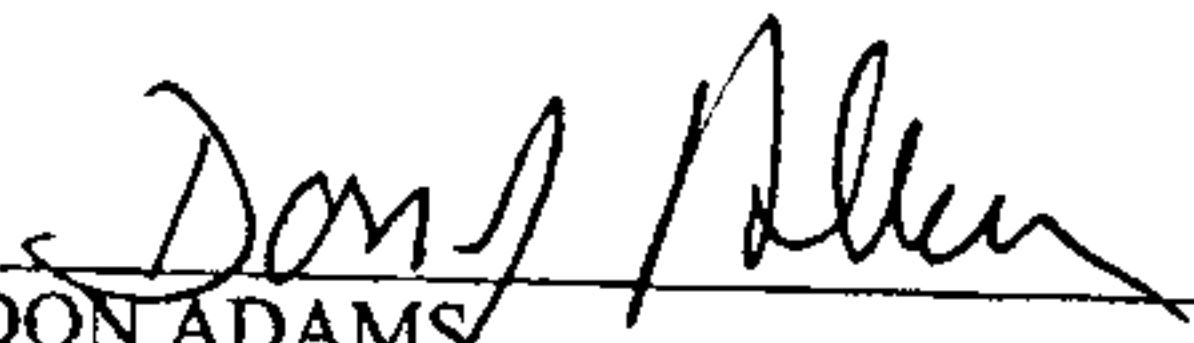
\$163,787.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 13 day of October, 2016.

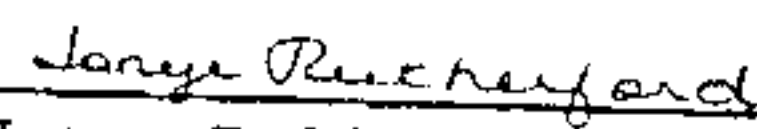
ADAMS HOMES, LLC


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 13 day of October, 2016.


Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records



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