

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Ricky Pickett, a married man and Billy Joe Pickett, a married man, the grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said grantor by ADAMS HOMES, L.L.C., a Alabama Limited Liability Company the grantee does hereby GRANT, BARGAIN, SELL AND CONVEY unto said grantee and to its successors and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Baldwin, State of Alabama, which is described as follows:

Lots 8, 9, 10, 13, 16, 17, 20 and 24, Colonial Oaks Subdivision, Phase 1, according to the Plat thereof, recorded in Map Book 39, Page(s) 45 and re-recorded in Map Book 39, Page 115, in the records of the Office of Judge of Probate of Shelby County, Alabama.

This property is not the homestead of either grantor.

WITNESSETH: That the said Grantor, for and in consideration of the purchase price of the property being \$176,000.00, and other good and valuable considerations to the Grantor in hand paid by the Grantees


Subject to the following:

1. Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Map Book 39, Page 45 and re-recorded Map Book 39, Page 115, in the Office of the Judge of Probate of Shelby County, Alabama.
2. Restrictions, covenants, condition, reservations and easements recorded in Instrument Number 20071106000512030 as amended in Instrument Number 20080618000249120, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Articles of Incorporation recorded in Instrument Number 20071106000512020, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Ordinance No. 03W recorded in Instrument Number 20031125000773170 in the Office of the Judge of Probate of Shelby County, Alabama.
5. Right of way Deed To Shelby County, Alabama recorded in Deed Book 124, Page 200, and 201 in the Office of the Judge of Probate of Shelby County, Alabama.
6. Easement in favor of Alabama Power Company recorded in Deed Book 236, Page 825, and Instrument Number 20080401000129940.
7. Easement and Restrictive Covenants for Underground Facilities recorded in Instrument Number 20080401000130200, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Line permits to Alabama Power Company recorded in Deed Book 112, Page 456, Deed Book 123, Pages 428, 432 and 433, Deed Book 134, Page 112, Deed Book 235, Page 321, Deed Book 248, Page 372, in the Office of the Judge of Probate Court of Shelby County, Alabama.

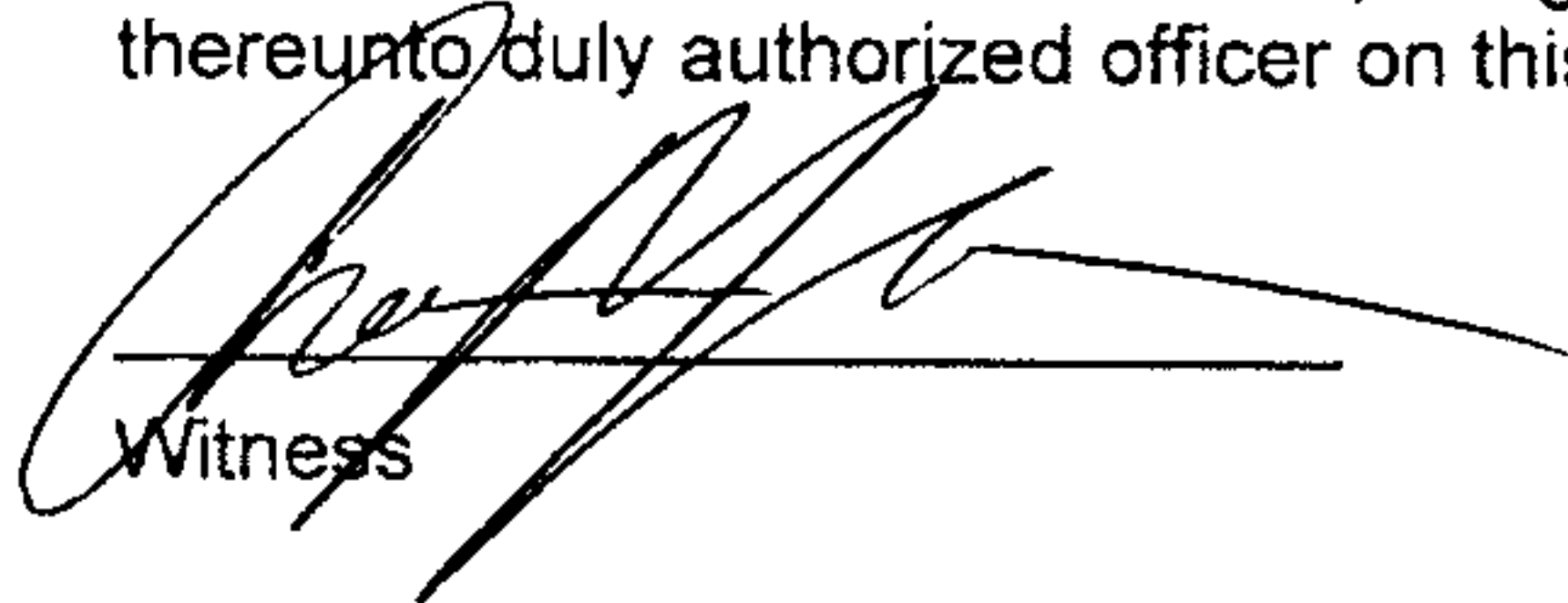
together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in anywise appertaining thereto; TO HAVE AND TO HOLD the same unto said grantee and to its successors and assigns in fee simple, forever.

And, except as to the above and the taxes hereafter falling due, said grantor, for itself, its successors and assigns, hereby covenants with said grantee, its successors and assigns that it is seized of an indefeasible estate in fee simple in and to said property, that it has a good and lawful right to convey the same, that said property is free and clear of all encumbrances, that it has the right to the possession, quiet use and enjoyment of the said property and that it does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof unto said grantee and its successors and assigns against the lawful claims and demands of all persons, whomsoever.

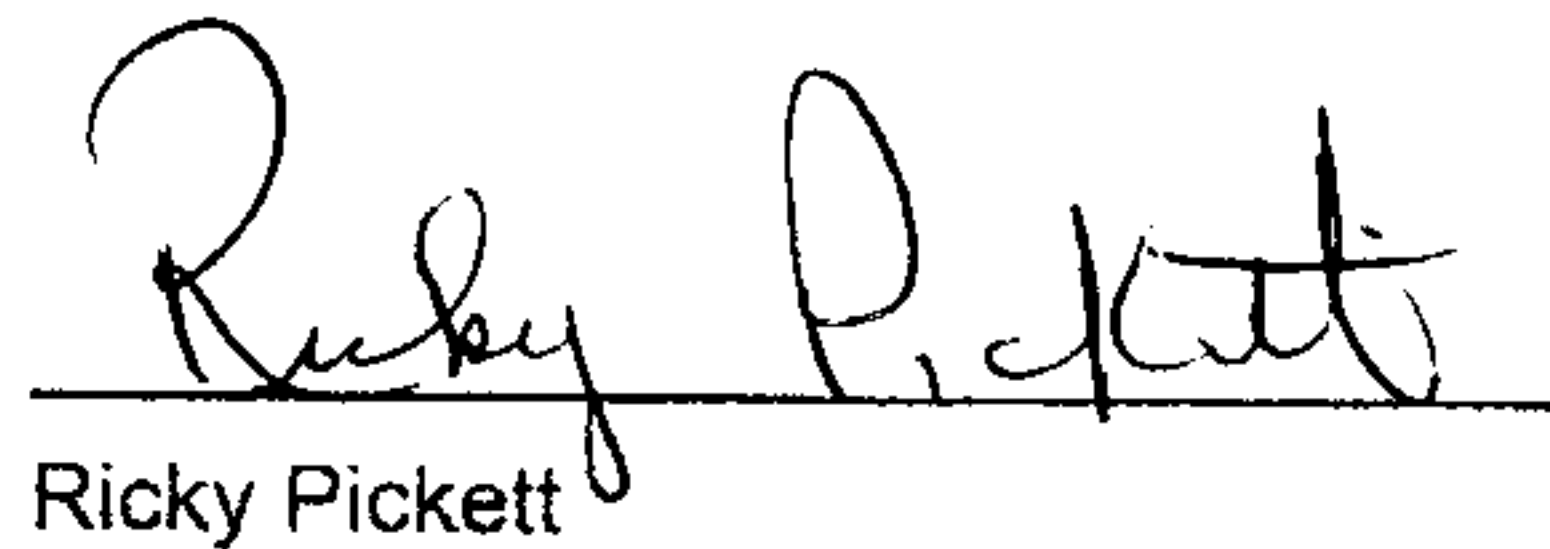
Shelby County, AL 11/09/2016
State of Alabama
Deed Tax: \$176.00

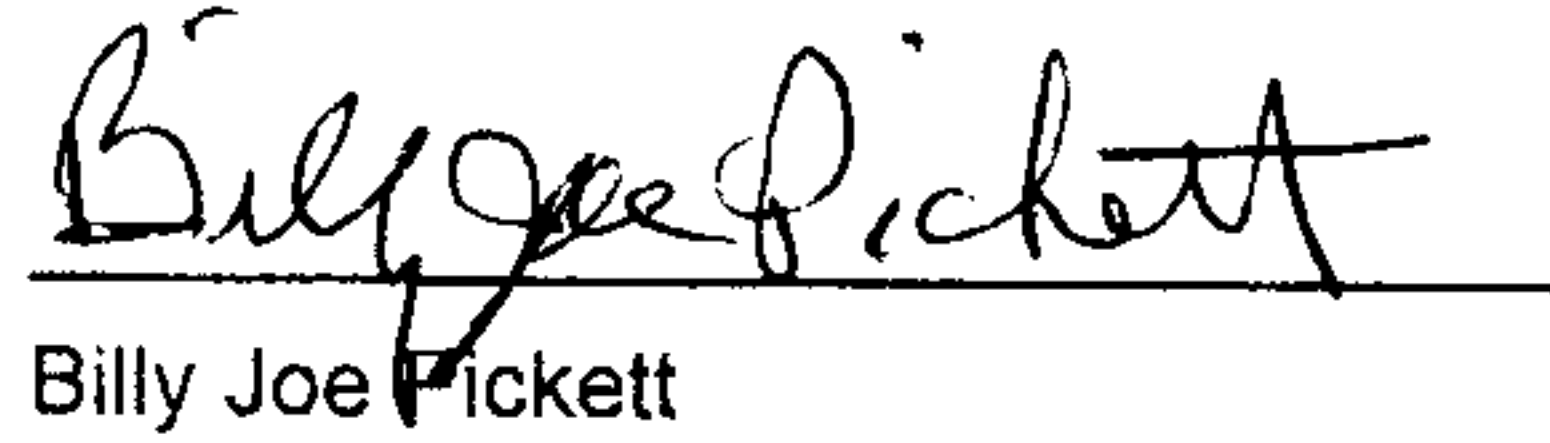

20161109000413510 1/2 \$194.00
Shelby Cnty Judge of Probate, AL
11/09/2016 10:45:57 AM FILED/CERT

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its
thereunto duly authorized officer on this 27th day of October, 2016.


Witness

Witness

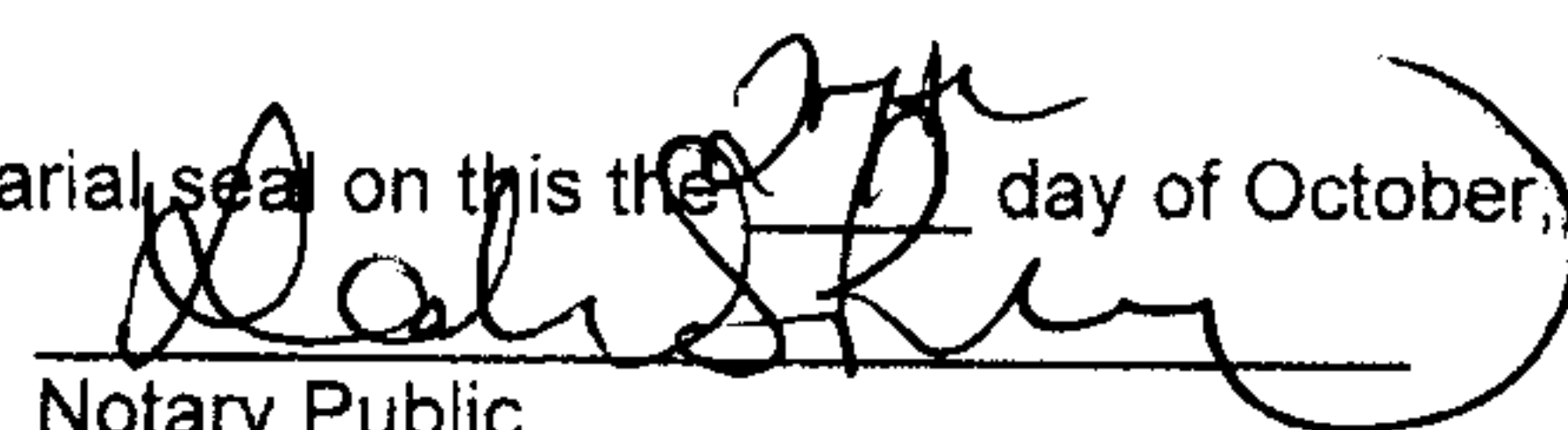

Ricky Pickett


Billy Joe Pickett

STATE OF ~~Florida~~ Alabama
COUNTY OF Shelby

I, the undersigned notary public, in and for said State and County, hereby certify that
Ricky Pickett and Billy Joe Pickett, is signed to the foregoing conveyance and who is known to
me, acknowledged before me on this day that, being informed of the contents of said
instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this 27th day of October, 2016.

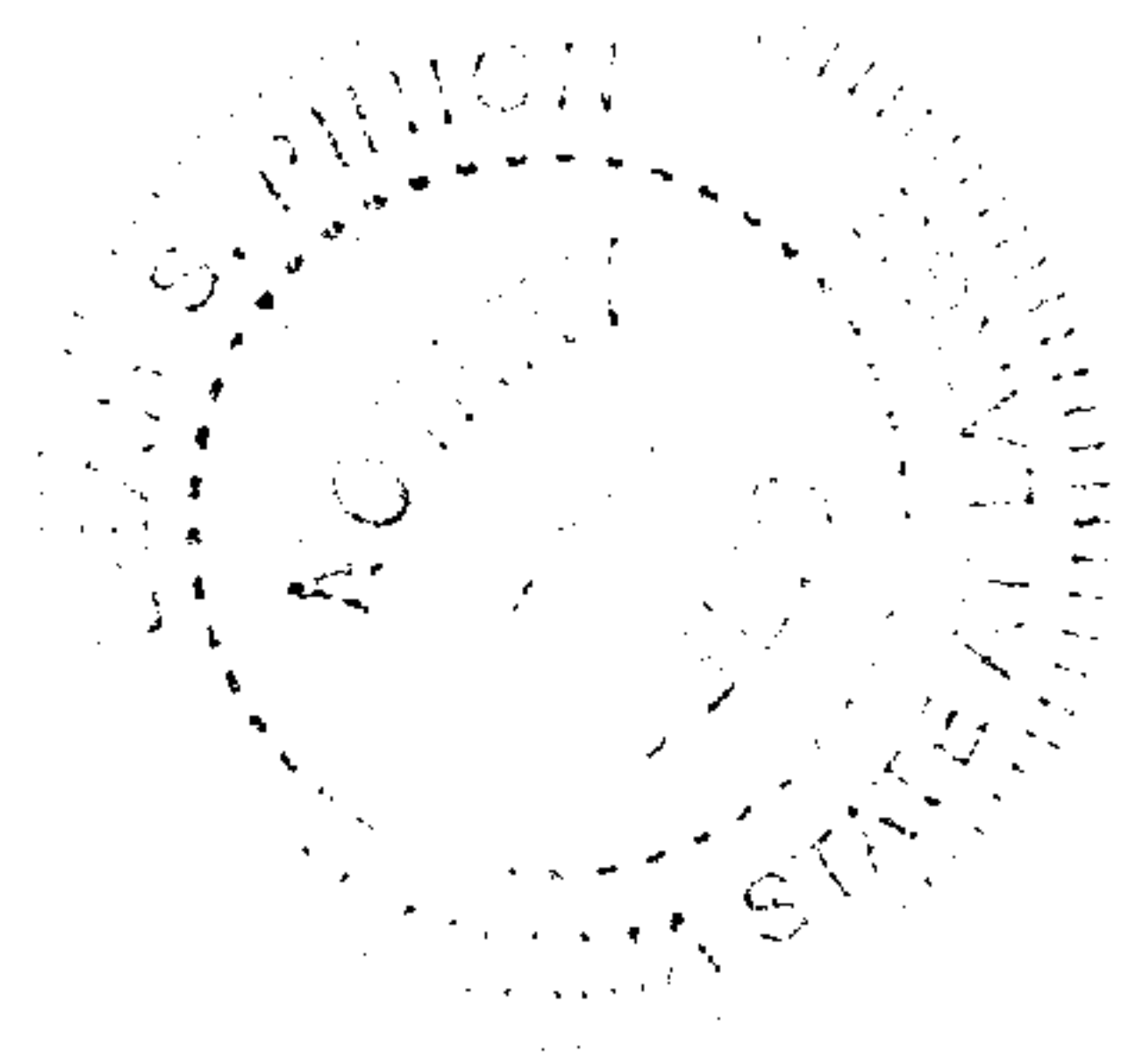

Notary Public
Printed Name
my commission exp.


Leah S. Pinion
Notary Public, Alabama State at Large
My Commission Expires Dec. 18, 2017

Mailing Address of grantor:
1005 Marvel Rd.
Brierfield, Alabama 35035

Mailing Address of grantee:
3000 Gulf Breeze Pkwy
Gulf Breeze, FL 32563

This instrument Prepared By
and Return To:
John W. Monroe, Jr., of
Emmanuel, Sheppard & Condon
30 S. Spring St.
Pensacola, FL 32502
A0458-137887 rfk




20161109000413510 2/2 \$194.00
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