

Send tax notice to:
MARIO PEREZ
1065 Hidden Forest Drive
Montevallo, AL, 35115

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2016472T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Seven Thousand One Hundred Seventy-Five and 00/100 (\$207,175.00) **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 MARIO PEREZ **whose property address is:** 1065 Hidden Forest Drive, Montevallo, AL, 35115 (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 22 Hidden Forest, according to the plat thereof as recorded in Map Book 35, Page 117, Document No. 20050913000473700, 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 YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016.
2. Subject to all matters as set forth as shown on the plat as recorded in Map Book 35, Page 117 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. Matters such as, but not limited to, easements, building setback lines, right of ways, and limitations as to use as shown on the Record Map of Hidden Forest, as recorded in Map Book 25, page 117, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
6. Easement to Edwards Specialists granted by instrument recorded in Official Records Document No 20040623000343040, of the Probate Records of Shelby County, Alabama.
7. Easement to Alabama Power Company granted by instrument recorded in Official Records Document No 20050803000393940, of the Probate Records of Shelby County, Alabama.
8. Easement to BellSouth granted by instrument recorded in Official Records Document No 20051014000536930, of the Probate Records of Shelby County, Alabama.
9. Vacation granted by instrument recorded in Official Records Document No 20051102000570710, of the Probate Records of Shelby County, Alabama.
10. Homeowners Association granted by instrument recorded in Official Records Document No 20101223000431730, of the Probate Records of Shelby County, Alabama.
11. Right of Way to Alabama Power Co. granted by instrument recorded in Official Records Book 235, Page 318, Book 236, Page 825 of the Probate Records of Shelby County, Alabama.
12. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Document No 20051102000570720

#176,098⁰⁰

§ 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 14th day of November 2016.

ADAMS HOMES, LLC

Don Adams

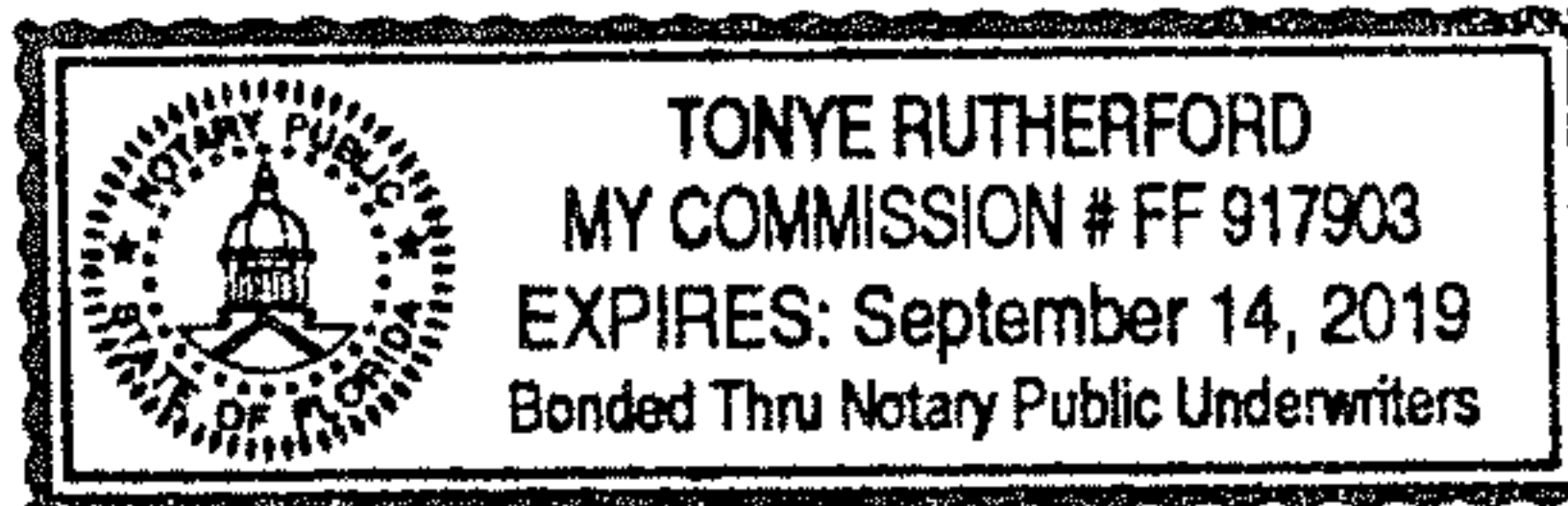
BY: DON ADAMS
ITS: CHIEF FINANCIAL OFFICER

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 14th day of November, 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
11/17/2016 11:12:09 AM
\$49.50 CHARITY
20161117000423130

J.W. Fuhrmeister