

Send tax notice to:
ANTONIO SANDERFER
1110 SILVER CREEK LANE
ALABASTER, AL, 35007

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

STATE OF ALABAMA

2016573T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:


That is consideration of One Hundred Eighty-Eight Thousand Four Hundred Fifty and 00/100 Dollars (\$188,450.00) **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 ANTONIO SANDERFER and YASHETA SANDERFER **whose property address is:** 1110 SILVER CREEK LANE, ALABASTER, AL, 35007 (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 345, Silver Creek, Sector III, Phase III, as shown on map of said plat recorded in Map Book 40, Page 17, 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 due and payable until October 1, 2017.
2. All matters as set forth as shown on the plat as recorded in Map Book 40, Page 17 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. Articles of Incorporation of Silver Creek Homeowners' Association, Inc. recorded in Official Records Instrument 20040618000331080
5. Easement granted to City of Alabaster recorded in Official Records Instrument 20160316000084210, of the Probate Records of Shelby County, Alabama.
6. Title to all oil, gas and minerals within and underlying the premises as recorded in Deed Book 121, Page 294; Deed Book 127, Page 140; Deed Book 9, Page 302; Deed Book 255, Page 168; Deed Book 6, Page 16 and Deed Book 111, Page 625 and Deed Book 268, Page 344.
7. Transmission line permits in favor of Alabama Power Company in Deed Book 105, Page 25; Deed Book 105, Page 26 and Deed Book 117, Page 280.
8. Easement to Plantation Pipe Line Company as recorded in Deed Book 112, Page 378.
9. Agreements and conditions with the City of Alabaster as recorded in Instrument No. 1998-29227.
10. Easement to Alabama Power Company as recorded in Instrument No. 20050804000396630 and Instrument No. 20050804000396640.
11. Easements and building lines as shown on recorded map under Map Book 40, Page 17.
12. Covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 2000-30023 and amended in Instrument No. 20080527000212520 and Instrument No. 201211300000458550.
13. Assignment of developers rights as recorded In Instrument No. 2002-30821.
14. Right of way granted to Alabama Power Company as set forth in Book 65, Page 1 and Deed Book 332, Page 554.
15. Agreement with Alabama Power Company as to underground cable as recorded In Book 69, Page 4459 and covenants pertaining thereto as recorded in Book 69, Page 458.
16. Transmission line permits to Alabama Power Company as recorded in Deed Book 135, Page 34; Deed Book 151, Page 449; Deed Book 1369, Page 28 and Deed Book 108, Page 363.
17. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 20071008000468800, Instrument 20160303000067770, Instrument 20160309000076950.

\$185,036.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


20161229000473030 1/2 \$21.50
Shelby Cnty Judge of Probate, AL
12/29/2016 12:31:01 PM FILED/CERT

Shelby County, AL 12/29/2016
State of Alabama
Deed Tax: \$3.50

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 December, 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.

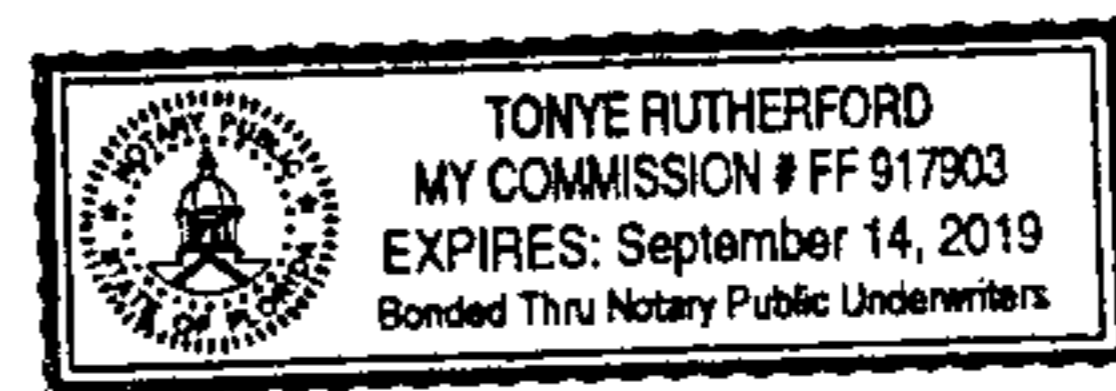
Given under my hand and official seal this the 27th day of December, 2016.

Tonye Rutherford

Notary Public

Print Name:

Commission Expires:



20161229000473030 2/2 \$21.50
Shelby Cnty Judge of Probate, AL
12/29/2016 12:31:01 PM FILED/CERT