

Send tax notice to:  
DANNY L. DANIEL  
198 HILLCREST 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

2016392T

Shelby COUNTY

**WARRANTY DEED**

  
20170105000005070 1/2 \$103.00  
Shelby Cnty Judge of Probate, AL  
01/05/2017 01:20:20 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty-Four Thousand Six Hundred Thirty-Five and 00/100 Dollars (\$164,635.00) **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 DANNY L. DANIEL and VICKI S. DANIEL **whose property address is:** 198 HILLCREST 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 203, The Lakes at Hidden Forest Phase 2, according to the plat thereof, recorded in Map Book 37, Page 122 A & B, as recorded 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 37, Page 122 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. Homeowners Association recorded in Official Records Instrument 20101223000431730, of the Probate Records of Shelby County, Alabama.
5. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 20061120000567220
6. Resolutions recorded in Official Records Instrument 20091006000378080, Instrument 20121213000476580 and Instrument 20131205000471840, of the Probate Records of Shelby County, Alabama.

Shelby County, AL 01/05/2017  
State of Alabama  
Deed Tax: \$85.00

\$80,000.00 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 29<sup>th</sup> day of December,  
2016.

ADAMS HOMES, LLC

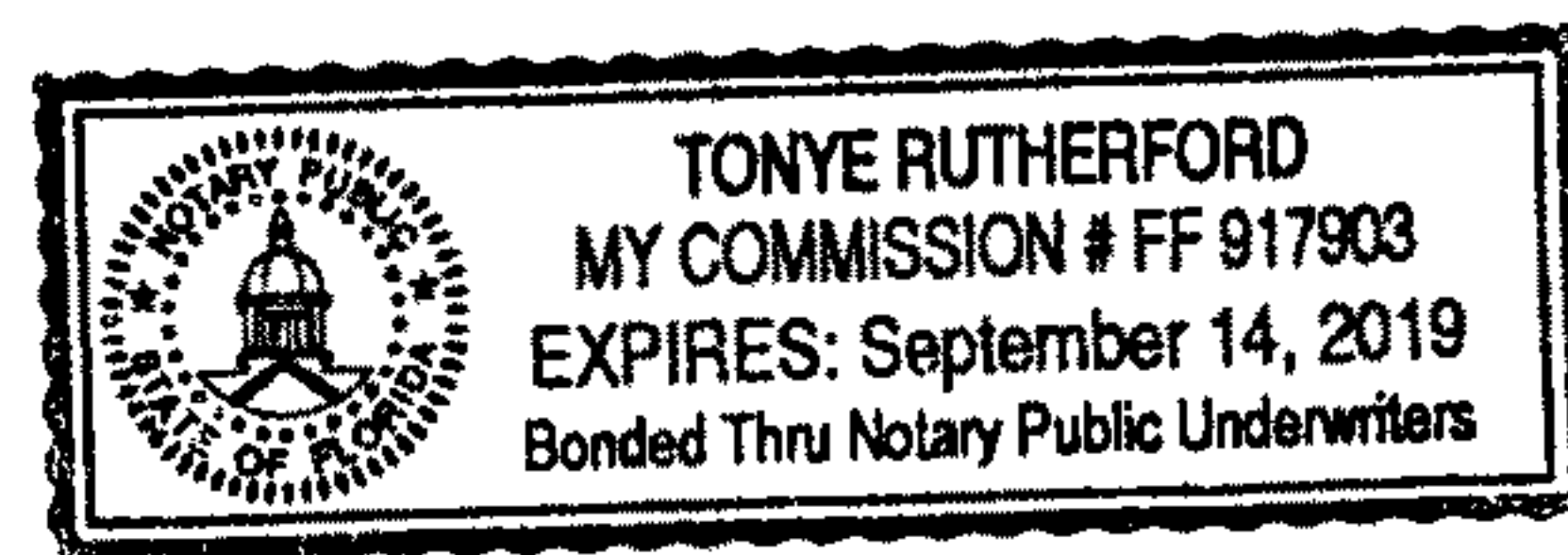
Don Adams  
BY: DON ADAMS  
ITS: CHIEF FINANCIAL OFFICER

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 29<sup>th</sup> day of December, 2016.

Tonye Rutherford  
Notary Public  
Print Name:  
Commission Expires:



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