

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

20170118000021920 1/2 \$122.00
Shelby Cnty Judge of Probate, AL
01/18/2017 08:45:37 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that AAB, LLC an Alabama limited liability company, 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 Shelby, State of Alabama, which is described as follows:

Lots 342, 380, 381 and 382, 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.

WITNESSETH: That the said Grantor, for and in consideration of the purchase price of the property being \$104,000.00 and valuable considerations to the Grantor in hand paid by the Grantees

Subject to:

1. 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.
2. 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.
3. Easement to Plantation Pipe Line Company as recorded in Deed Book 112, Page 378.
4. Agreements and conditions with the City of Alabaster as recorded in Instrument No. 1998-29227.
5. Easement to Alabama Power Company as recorded in Instrument No. 20050804000396630 and Instrument No. 20050804000396640.
6. Easements and building lines as shown on recorded map under Map Book 40, Page 17.
7. Subject to 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.
8. Assignment of developers rights as recorded in Instrument No. 2002-30821.
9. Right of way granted to Alabama Power Company as set forth in Book 65, Page 1 and Deed Book 332, Page 554.
10. 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.
11. 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.

All references as recorded in Office of the Judge of Probate of Shelby County, Alabama.


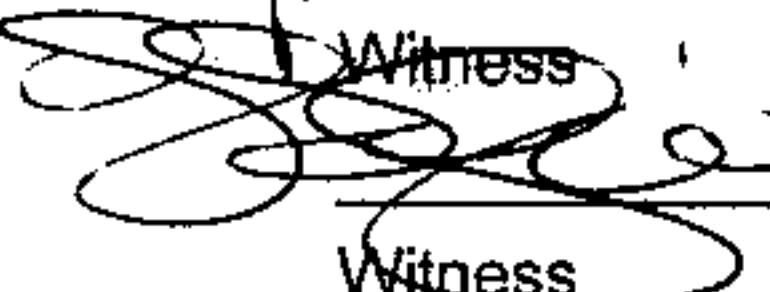

together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in

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State of Alabama
Deed Tax: \$104.00

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.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its thereunto duly authorized officer on this 12th day of January, 2017.

 Amanda Ricks
Witness  Stephanie Spagnesi
BY:  R. Charles Stagner, Manager
AAB, LLC, an Alabama limited liability company

STATE OF Florida
COUNTY OF Orange

I, the undersigned notary public, in and for said State and County, hereby certify that R. Charles Stagner, Manager of AAB, LLC an Alabama limited liability company, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, in its capacity as such president on the day the same bears date.

Given under my hand and notarial seal on this the 10th day of January, 2017.


Notary Public
Printed Name
My Commission Exp.

Mailing Address of grantor:
1136 Pennsylvania Ave.
Winter Park, FL 32789

Mailing Address of grantee:
3000 Gulf Breeze Parkway
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
A0458-138655

