

Send tax notice to:
LINDA M. STEWART
318 IVY HILLS CIRCLE
CALERA, AL, 35040

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

STATE OF ALABAMA

2017049T

Shelby COUNTY

20170302000072070
03/02/2017 10:02:45 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty-Three Thousand Two Hundred Fifty and 00/100 (\$163,250.00) **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 LINDA M. STEWART **whose property address is:** 318 IVY HILLS CIRCLE, CALERA, AL, 35040 (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 61 according the plat of Old Ivy Subdivision, Phase II (being a resurvey of portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "B" as recorded in Map Book 11, Page 26), as recorded in Map Book 36, Page 6-A and Document #20051027000561200, 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 yet due and payable until October 1, 2017.
2. Easements, restrictions and covenants, set back and rights of way, if any, of record.
3. All matters as set forth as shown on the plat as recorded in Map Book 36, Page 6-A and Document #20051027000561200 of the Probate Records of Shelby County, Alabama.
4. 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
5. Easement granted to Alabama Power by instrument recorded in Official Records Instrument 20050526000257610 and Instrument 2006041400017400 of the Probate Records of Shelby County, Alabama.
6. Easement granted to BellSouth by instrument recorded in Official Records Instrument 2005526000257610, of the Probate Records of Shelby County, Alabama.
7. HOA by instrument recorded in Official Records Instrument 20051104000574520 and Instrument 20120504000157040 of the Probate Records of Shelby County, Alabama.
8. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 20051104000574530

\$160,292.00 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 27th day of

February, 2017.

ADAMS HOMES, LLC

Don Adams

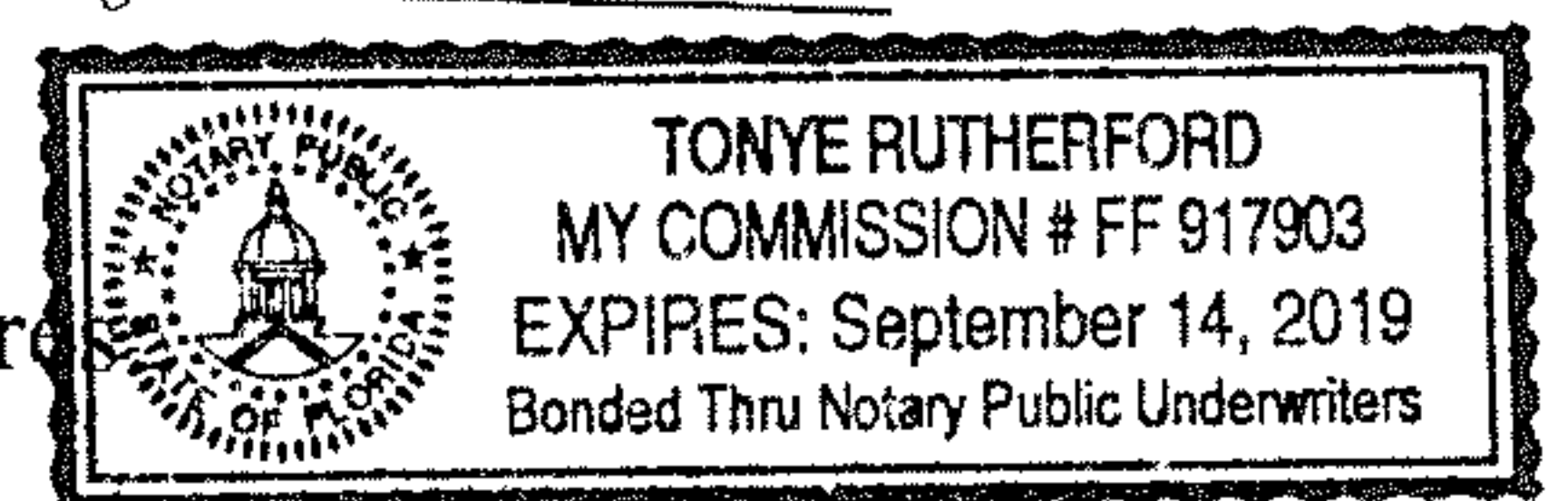
BY: DON ADAMS
ITS: CHIEF FINANCIAL OFFICER

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 27th day of February, 2017.

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
03/02/2017 10:02:45 AM
\$21.00 CHERRY
20170302000072070

James W. Fuhrmeister