

Send tax notice to:  
TERRY LOWERY  
153 REVOLUTIONARY WAY  
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  
Shelby COUNTY

2017125T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Twenty-Six Thousand Two Hundred Fifty-Eight and 00/100 Dollars (\$226,258.00) **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 TERRY PRICE LOWERY AND KAREN LOWERY **whose property address is:** 153 Revolutionary Way, 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 9, Colonial Oaks Subdivision, Phase 1, according to the Plat thereof, recorded in Map Book 39, Page(s) 45 and re-recorded in Map Book 39, Page 115, in the records of 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. Subject to all matters as set forth as shown on the plat as recorded in Book 39, Page 45, rerecorded in Plat Book 39, Page 115 Plat 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
4. Line Permits granted to Alabama Power Company by instrument recorded in Official Records Book 112, Page 456, Book 123, Pages 428, 432, and 433, Book 134, Page 112, Book 235, Page 321, Book 248, Page 372 of the Probate Records of Shelby County, Alabama.
5. Right of Way Deed granted to Shelby County, Alabama by instrument recorded in Official Records Book 124, Page 200, of the Probate Records of Shelby County, Alabama.
6. Easement granted to Alabama Power Company by instrument recorded in Official Records Book 236, Page 825, of the Probate Records of Shelby County, Alabama.
7. Ordinance No. 03W granted by instrument recorded in Official Records Instrument 20031125000773170, of the Probate Records of Shelby County, Alabama.
8. Articles of Incorporation (HOA) granted by instrument recorded in Official Records Instrument 20071106000512020 and Instrument 20161109000413500 of the Probate Records of Shelby County, Alabama.
9. Affidavit by instrument recorded 11/09/2016, in Official Records Instrument 20161109000413490, of the Probate Records of Shelby County, Alabama.
10. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 20071106000512030, Instrument 20080618000249120

222,158.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 30<sup>th</sup> day of April, 2017.

ADAMS HOMES, LLC

BY: Don Adams

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.

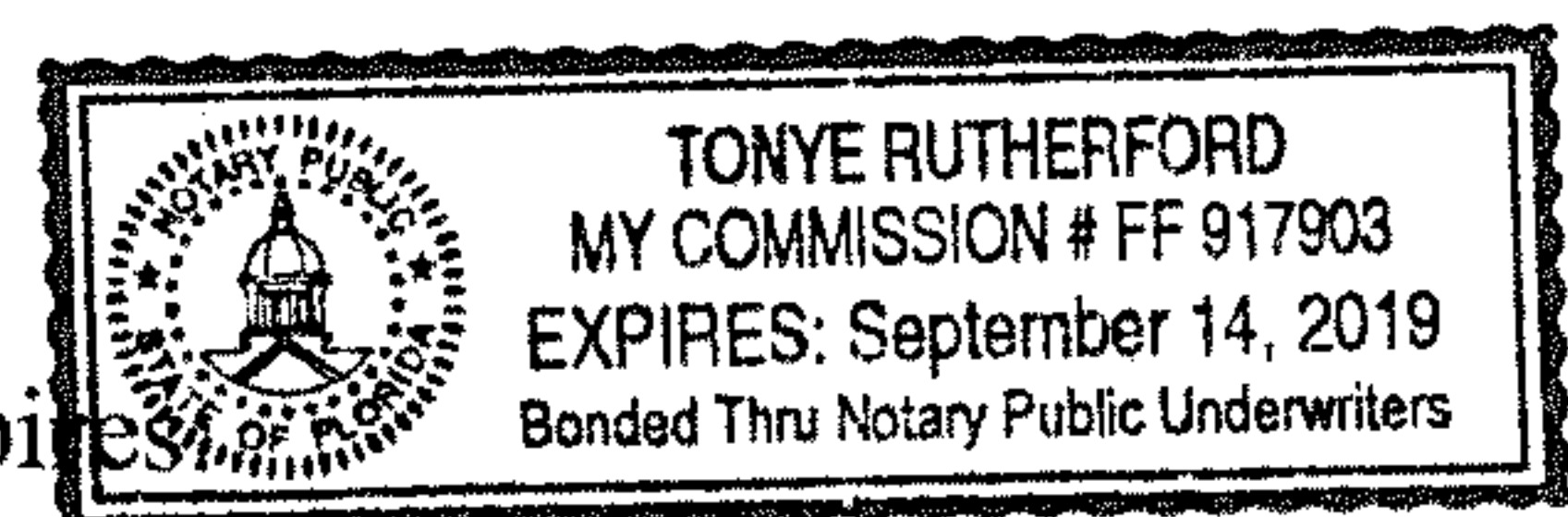
Given under my hand and official seal this the 30<sup>th</sup> day of March, 2017.

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  
04/03/2017 11:31:22 AM  
\$22.50 CHERRY  
20170403000110750

James W. Fuhrmeister