

Send tax notice to:  
RICHARD M. NETTLES  
165 RIVER CREST LANE  
HELENA, AL, 35080

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

2017130T

**20170426000143260**  
**04/26/2017 12:40:31 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Seven Thousand One Hundred Sixty-One and 00/100 Dollars (\$207,161.00) **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 RICHARD M. NETTLES and JOYCE NETTLES **whose property address is:** 165 RIVER CREST LANE, HELENA, AL, 35080 (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 2076, Old Cahaba Phase V, 6th Addition, as recorded in Map Book 37, Page 62, in the Probate Office 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 existing easements, restrictions and covenants, set back and rights of way, if any, of record.
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. Transmission line permits granted to Alabama Power Company recorded in Official Records Book 134, Page 85, Book 131, Page 447, Book 257, Page 213, Book 46, Page 69 and Book 230, Page 113 of the Probate Records of Shelby County, Alabama.
5. Reservations affecting rights in Oil, Gas or any other minerals lying upon or beneath the lands pursuant to the instrument recorded in Book 15, Page 415, Book 61, Page 164, Book 133, Page 277, Book 321, Page 629 of the Probate Records of Shelby County, Alabama.
6. Right of Way granted to Shelby County recorded in Official Records Book 155, Page 331, Book 155, Page 425, Book 2, Page 16 and Book 156, Page 203 of the Probate Records of Shelby County, Alabama.
7. Rights of the public and the State of Alabama, in any, to lands lying below the high water mark, lands that have been created by artificial means, riparian rights; and subject also to the rights of the Federal Government's control over navigable waters and public rights of access to any navigable waters.
8. Articles of Incorporation of American Land Development, Inc. recorded in Official Records Instrument 2000-11800, Instrument 1998- 1192 and Instrument 2000-10277 of the Probate Records of Shelby County, Alabama.
9. Easements granted to Alabama Power Company recorded in Official Records Instrument 20060201000062660, Instrument 20040910000506080, Instrument 20060829000424580, Instrument 20060414000173930, Instrument 20060201000052670, Instrument 20040629000354920, Instrument 20040629000354650, Instrument 20051031000564130, Instrument 20040910000504110, Instrument 20040910000504120 and Instrument 20040629000355410 of the Probate Records of Shelby County, Alabama.
10. Easement granted to Bessemer Water Service recorded in Official Records Instrument 20080204000043240, of the Probate Records of Shelby County, Alabama.
11. Resolutions recorded in Official Records Instrument 20091006000378080, Instrument 20121213000476580 and Instrument 20131215000471840 of the Probate Records of Shelby County, Alabama.
12. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument 20050916000481600

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 25<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.

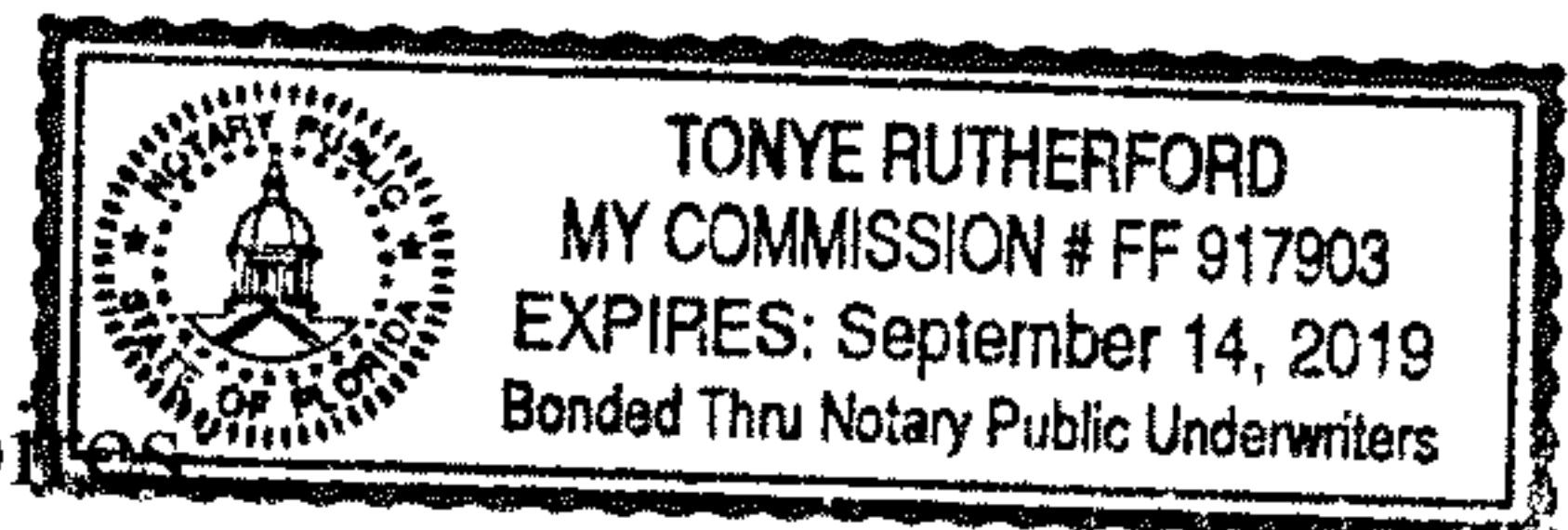
Given under my hand and official seal this the 25<sup>th</sup> day of April, 2017.

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  
04/26/2017 12:40:31 PM  
\$225.50 CHERRY  
20170426000143260

James W. Fuhrmeister