

Send tax notice to:
THOMAS REECE
220 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
Shelby COUNTY

2017190T **20170501000149980**
05/01/2017 03:07:21 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy-Three Thousand Three Hundred Thirty-Five and 00/100 Dollars (\$173,335.00) **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 THOMAS C. REECE and PATRICIA A. REECE **whose property address is:** 220 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 208, The Lakes at Hidden Forest Phase 2, according to the plat thereof, recorded in Map Book 37, Pages 12 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. 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 Records
4. Homeowners Association recorded in Official Records Instrument No. 20101223000431730, of the Probate Records of Shelby County, Alabama. Resolution recorded in Official Records Instrument No. 20091006000378080, of the Probate Records of Shelby County, Alabama. Resolution recorded in Official Records Instrument No. 20121213000476580, of the Probate Records of Shelby County, Alabama.
5. Resolution recorded in Official Records Instrument No. 20131205000471840, of the Probate Records of Shelby County, Alabama. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Official Records Instrument No. 20061120000567220, of the Probate Records of Shelby County, Alabama

\$124,335.00 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 25th 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.

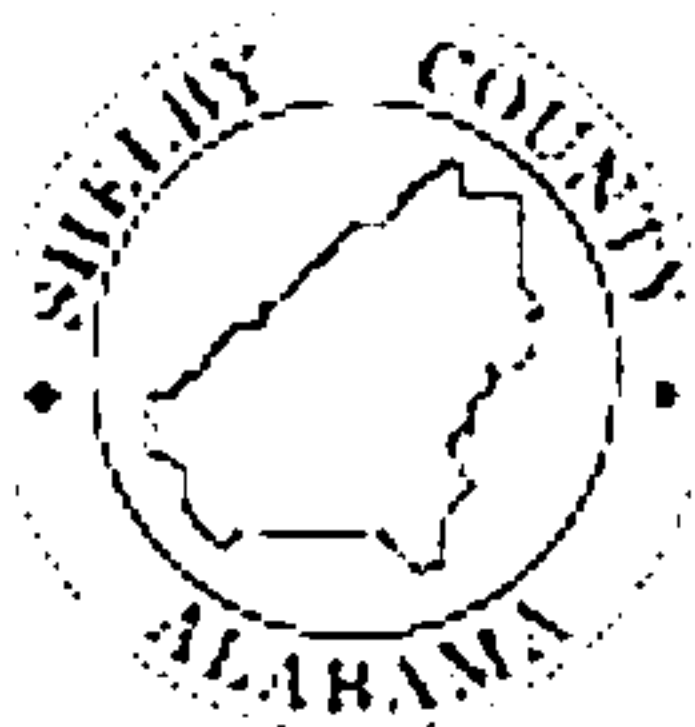
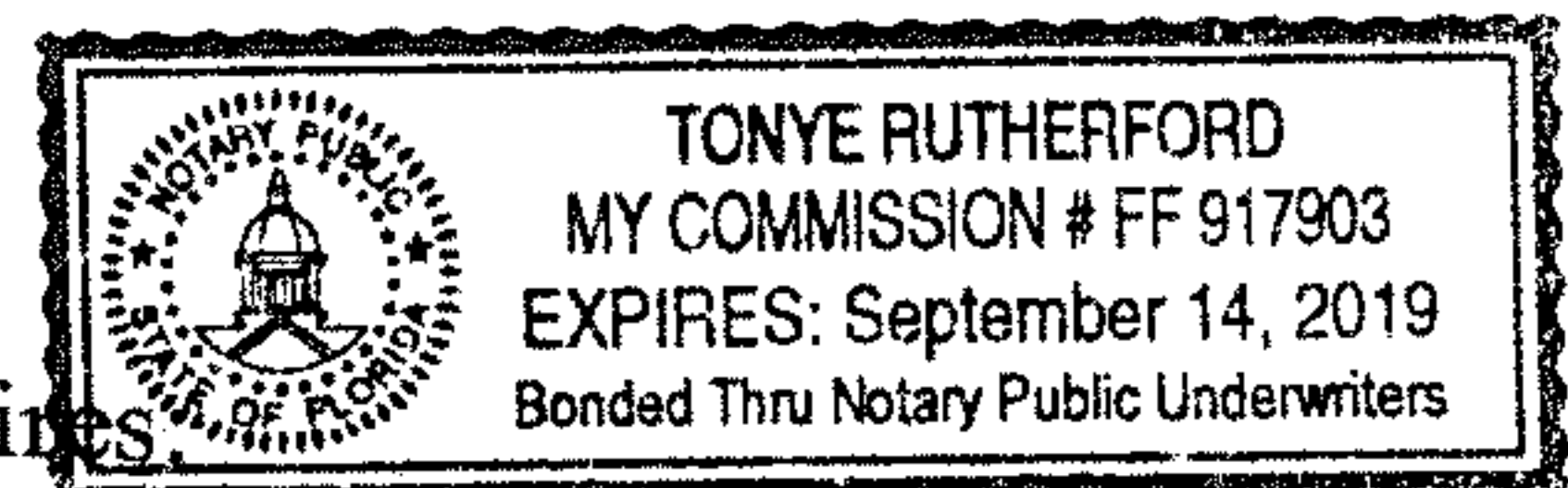
Given under my hand and official seal this the 25th day of April, 2017.

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
05/01/2017 03:07:21 PM
\$67.00 CHERRY
20170501000149980

James W. Fuhrmeister