

Send tax notice to:  
LUIS ALEJANDRO GONZALEZ  
3323 RIVER CREST DRIVE §  
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

2017192T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Nine Thousand Eighty-Five and 00/100 (\$209,085.00) 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 LUIS ALEJANDRO GONZALEZ whose property address is: 3323 RIVER CREST DRIVE, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2060, Old Cahaba Phase V, 4th Addition, according to the plat thereof as recorded in Map Book 37, page 136, 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 37, Page 136; Map Book 36, Page 105-A ; Map Book 37, Page 53; Map Book 37, Page 62, 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. Alabama Power Company recorded in Official Records Book 134, Page 85, Official Records Book 131, Page 447, Official Records Book 257, Page 213, Official Records Book 46, Page 69 and Official Records Book 230, Page 113
6. Easement recorded in Official Records Book 15, Page 415, Official Records Book 61, Page 164, Official Records Book 133, Page 277 and Official Records Book 321, Page 629, of the Probate Records of Shelby County, Alabama.
7. Easement recorded in Official Records Book 155, Page 331, Official Records Book 155, Page 425, Official Records Book 2, Page 16 and Official Records Book 156, Page 203, of the Probate Records of Shelby County, Alabama.
8. Easement to Alabama Power Company recorded in Official Records Inst No. 20040629000354650, Inst No. 20040629000354920, Inst No. 20040629000355410, Inst No. 20040910000504110, Inst No. 20040910000504120, Inst No. 20040910000506080, Inst No. 20051031000564130, Inst No. 20060201000052670, Inst No. 20060201000062660, Inst No. 20060414000173930, Inst No. 20060829000424580, Inst No. 20080204000043240
9. Articles of Inc American Land Development, recorded in Official Records Book 1998, Page 1192, Book 2000, Page 10277, Book 2000, Page 11800 of the Probate Records of Shelby County, Alabama.
10. Resolution recorded in Official Records Instrument No. 20091006000378080, Instrument No. 20121213000476580, Instrument No. 20131215000471840 of the Probate Records of Shelby County, Alabama.
11. Covenants, Conditions and Restrictions as recorded in Official Records Instrument No. 20050916000481600

\$213,580.00 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 5 day of May, 2017

ADAMS HOMES, LLC

*Don Adams*

BY: DON ADAMS  
ITS: CHIEF FINANCIAL OFFICER

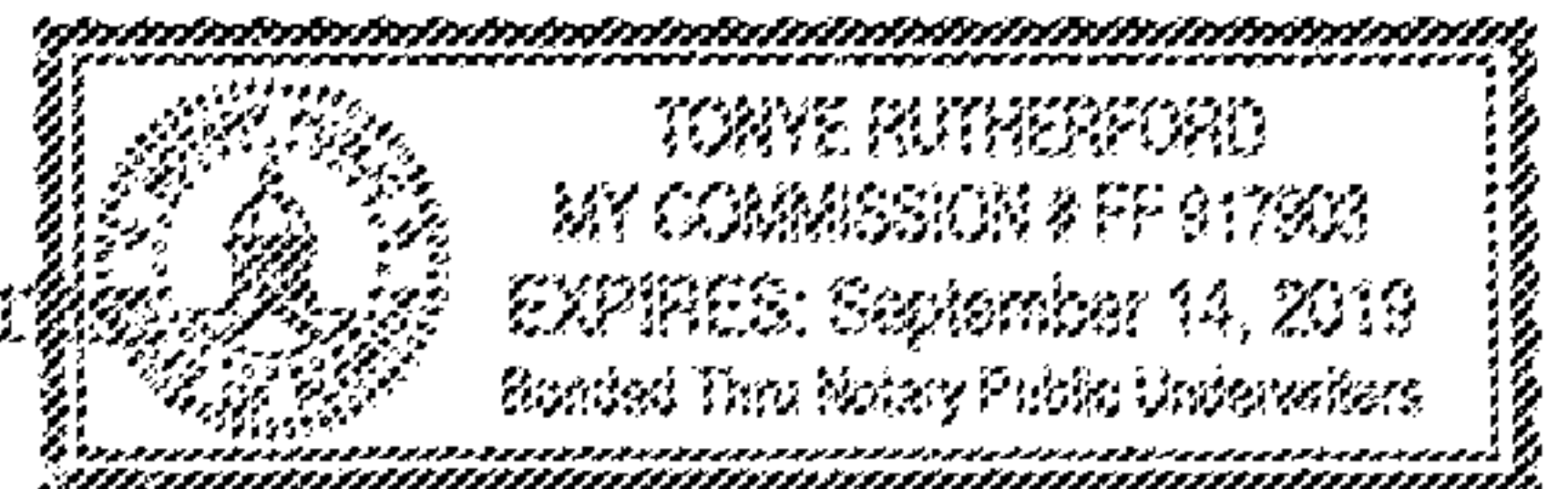
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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 5<sup>th</sup> day of May, 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  
05/09/2017 02:20:34 PM  
\$19.00 CHERRY  
20170509000161490

*James W. Fuhrmeister*