

Send tax notice to:  
WAYNE ROGER SCHONEMANN, II  
3339 RIVER CREST DRIVE S  
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

2017230T

**20170515000167790**  
**05/15/2017 02:18:27 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Ten Thousand Five Hundred Fifty and 00/100 Dollars (\$210,550.00) **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 WAYNE ROGER SCHONEMANN, II and ALLISON KEARLEY SCHONEMANN **whose property address is:** 3339 RIVER CREST DRIVE S, 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 2056, Old Cahaba Phase V, 4th Addition, as recorded in Map Book 37, page 136, 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. 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
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. Transmission Line Permits granted to Alabama Power Company as recorded in Deed Book 134, Page 85, Deed Book 131, Page 447, Deed Book 257, Page 213, Real Volume 46, Page 69, and Deed Book 230, Page 113
6. 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, Real Volume 133, Page 277, Real Volume 321, Page 629
7. Easement and/or right of way to Shelby County as recorded in Deed Book 155, Page 331, Deed Book 155, Page 425, Book 2. Page 16. And Book 156, Page 203
8. Alabama Power Company Easement recorded in Official Records Instrument No. 20040629000354650, 20040629000354920, 20040629000355410, 20040910000504110, 20040910000504120, 20040910000506080, 20051031000564130, 20060201000052670, 20060201000062660, 20060414000173930, 20060829000424580, 20080204000043240
9. Articles of Inc American Land Development recorded in Official Records Book 1998, Page 1192, of the Probate Records of Shelby County, Alabama. Articles of Inc American Land Development recorded in Official Records Book 2000, Page 10277.
10. Articles of Inc American Land Development recorded in Official Records Book 2000, Page 11800, of the Probate Records of Shelby County, Alabama.
11. Restrictions, covenants, conditions and easements, as contained in as shown on the plat recorded in Map Book 36, Page 105-A and Map Book 37, Page 53, Map Book 37, Page 62 and Map Book 37, Page 136, in the office of the Judge of Probate of Shelby County, Alabama.
12. Resolution recorded in Official Records Instrument No. 20091006000378080, Instrument No. 20121213000476580, Instrument No. 20131215000471840.
13. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument No. 20050916000481600

**\$206,735.00 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 2<sup>nd</sup> day of May, 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.

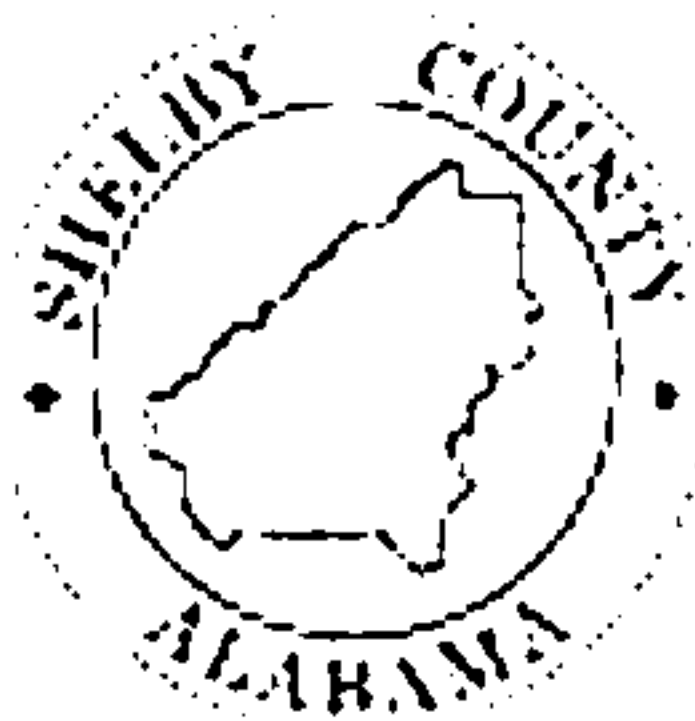
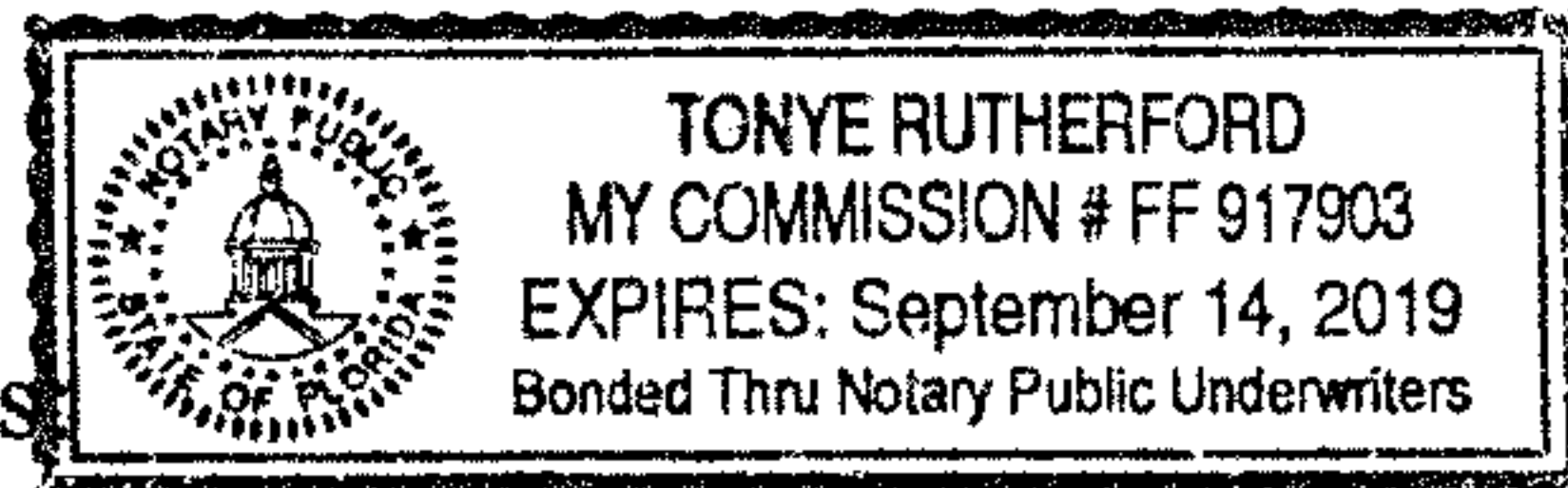
Given under my hand and official seal this the 2<sup>nd</sup> day of May, 2017.

*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  
05/15/2017 02:18:27 PM  
\$22.00 CHERRY  
20170515000167790

*James W. Fuhrmeister*