

Send tax notice to:  
GEORGE M. BACHIA  
3331 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

2017200T

**20170518000172530**  
**05/18/2017 09:34:48 AM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Three Thousand Six Hundred Fifty and 00/100 (\$203,650.00) **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 GEORGE M. BACHIA **whose property address is:** 3331 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, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lots 2058, 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 Plat Book 37, Page 136, Plat Book 37, Page 62, Plat Book 36, Page 105A, Plat Book 37, Page 53 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. 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, Book 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, Book 133, Page 277 and Book 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, in the office of the Judge of Probate of Shelby County, Alabama.
8. Easement to Alabama Power Company recorded in Official Records Inst No. 20040629000354650, Official Records Inst No. 20040629000355410, Official Records Inst No. 20040629000354920, Official Records Inst No. 20040910000504110, Official Records Inst No. 20040910000504120, Official Records Inst No. 20040910000506080, Official Records Inst No. 20060201000052670, Official Records Inst No. 20051031000564130, Official Records Inst No. 20060201000062660, Official Records Inst No. 20060414000173930 and Official Records Inst No. 20060829000424580
9. Easement to Bessemer Water Service recorded in Official Records Instrument No. 20080204000043240, of the Probate Records of Shelby County, Alabama.
10. Articles of Inc American Land Development recorded in Official Records Book 1998, Page 1192, Official Records Book 2000, Page 10277 and Official Records Book 2000, Page 11800, of the Probate Records of Shelby County, Alabama.
11. Resolution recorded in Official Records Instrument No. 20091006000378080, Official Records Instrument No. 20121213000476580 and Official Records Instrument No. 20131215000471840, of the Probate Records of Shelby County, Alabama.
12. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Official Records Instrument No. 20050916000481600

\$205,707.00 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 16<sup>th</sup> day of May, 2017.

ADAMS HOMES, LLC



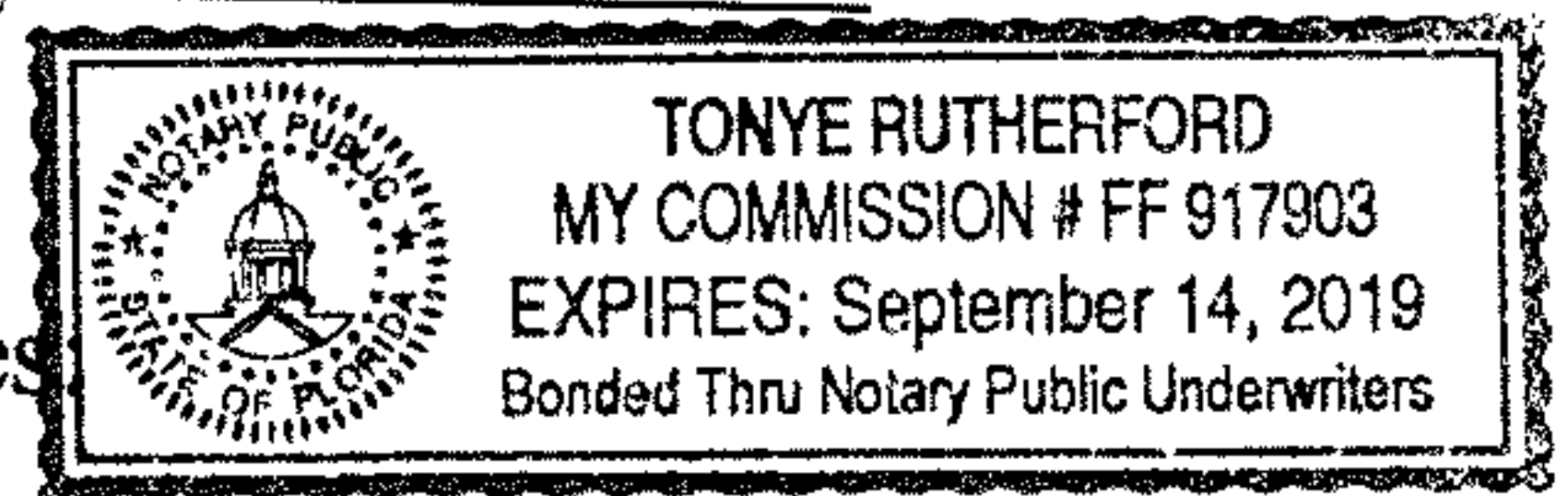
BY: DON ADAMS  
ITS: CHIEF FINANCIAL OFFICER

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 16<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  
05/18/2017 09:34:48 AM  
\$19.00 CHERRY  
20170518000172530

