

Send tax notice to:
JAMES BARDEN
929 BARKLEY DRIVE
ALABASTER, AL, 35007

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

2017275T

WARRANTY DEED

20170531000189070
05/31/2017 09:51:57 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Six Thousand One Hundred Fifty and 00/100 Dollars (\$206,150.00) **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 JAMES BARDEN and PETRINIA BARDEN **whose property address is:** 929 BARKLEY DRIVE, ALABASTER, AL, 35007 (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 378, according to the map and survey of Silver Creek Subdivision, Sector III, Phase III, as recorded in Map Book 40, page 17 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. Restrictions, public utility easements and building setback lines, to include a 30' building setback line at the front, and 30' easement and rear setback line, as shown on the recorded map and survey of Silver Creek, Sector III, Phase III, as recorded in Map Book 40, page 17, in the Probate Office of Shelby County, Alabama.
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 including those as recorded in Deed Book 121, page 294; Deed Book 127, page 140; Deed Book 9, page 302; Deed Book 255, page 168; Deed Book 69 page 16; Deed Book 111, page 625 and Deed Book 268, page 344.
4. Right of way and Easements recorded in Deed Book 65, page 1; Deed Book 332, page 554; Instrument #20050804000396630; Instrument #20050804000396630 and Instrument #20050804000396640.
5. Agreement recorded in Instrument #1998-29227.
6. Easement to Plantation Pipe Line Company as recorded in Deed Book 112, page 378.
7. Agreements and conditions with the City of Alabaster as recorded in Instrument #1998-29227.
8. Easement recorded in Instrument #2016031600008421.
9. Articles of Incorporation of Silver Creek Homeowners Association, as recorded in Instrument #2004061800033108.
10. Covenants, Conditions and Restrictions as recorded in Instrument #2000-30023; amended in Instrument #20080527000212520 and Instrument #201211300000458550; and also those recorded in Instrument #20071008000468800; Instrument #2016030300006777; Instrument #20160309000076950.
11. Assignment of Developer recorded in Instrument #2002-30821.
12. Right of way granted to Alabama Power Company recorded in Book 65, page 1 and Deed Book 332, page 458.
13. Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision granted to Alabama Power Company recorded in Book 69, page 458 and Book 69, page 459.
14. Transmission Line Permits to Alabama Power Company as recorded in Deed Book 105, page 25; Deed Book 105, page 26; Deed Book 117, page 280; Deed Book 135, page 34; Deed Book 151, page 449; Deed Book 1369, page 28 and Deed Book 108, page 363.

\$0.00 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 26th day of May, 2017.

ADAMS HOMES, LLC

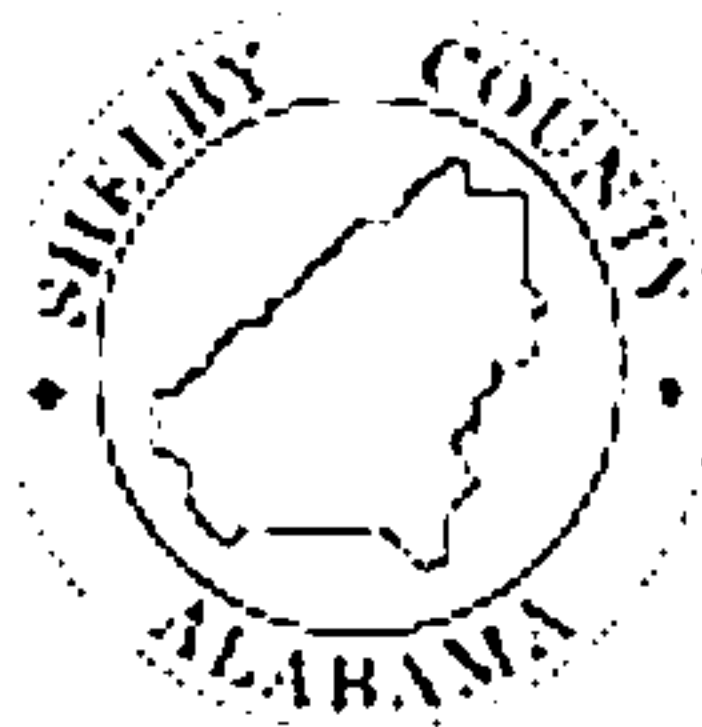
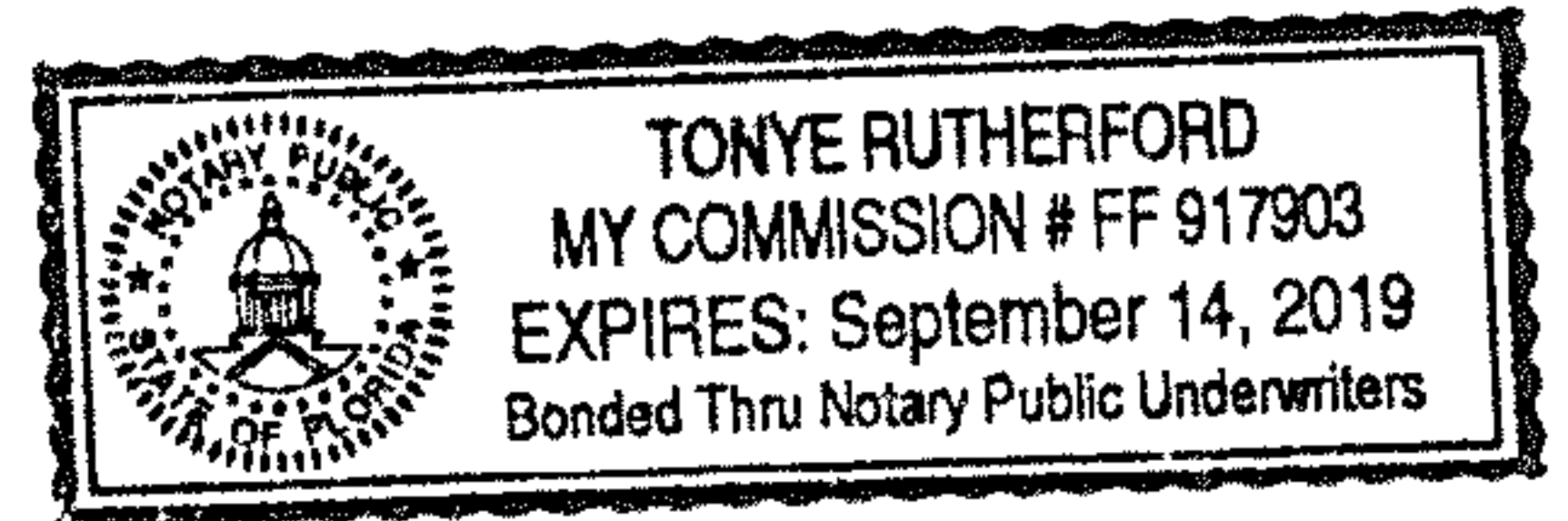
BY: Don Adams
DON ADAMS
ITS: CHIEF FINANCIAL OFFICER

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 26th 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
05/31/2017 09:51:57 AM
\$224.50 CHARITY
20170531000189070

James W. Fuhrmeister