

Send tax notice to:  
KATRINA C. WILSON  
126 GRASONVILLE ROAD  
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

2017231T

**20170531000189200**

Shelby COUNTY

**05/31/2017 10:03:50 AM**

**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy-One Thousand One Hundred Seventy-Five and 00/100 (\$171,175.00) **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 KATRINA CHATMAN WILSON **whose property address is:** 126 GRASONVILLE ROAD, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 79, Chesapeake Subdivision, according to the plat thereof, recorded in Map Book 37, Page 123, 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 yet 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 as recorded in Official Records Instrument No. 20070307000103000, of the Probate Records of Shelby County, Alabama.
5. Easement to Alabama Power Company recorded in Official Records Instrument No. 20060828000422400, of the Probate Records of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded in Official Records Instrument No. 20071114000522020, of the Probate Records of Shelby County, Alabama.
7. Vacation recorded in Official Records Instrument No. 20080527000213280, of the Probate Records of Shelby County, Alabama. Resolutions recorded in Official Records Instrument No. 20091006000378080, of the Probate Records of Shelby County, Alabama.
8. Resolutions recorded in Official Records Instrument No. 20121213000476580, of the Probate Records of Shelby County, Alabama. Resolution recorded in Official Records Instrument No. 20131205000471840, of the Probate Records of Shelby County, Alabama.
9. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Official Records Instrument No. 20070307000104700, of the Probate Records of Shelby County, Alabama

\$168,073.00 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 26<sup>th</sup> day of May, 2017

ADAMS HOMES, LLC

*Don Adams*

BY: DON ADAMS  
ITS: CHIEF FINANCIAL OFFICER

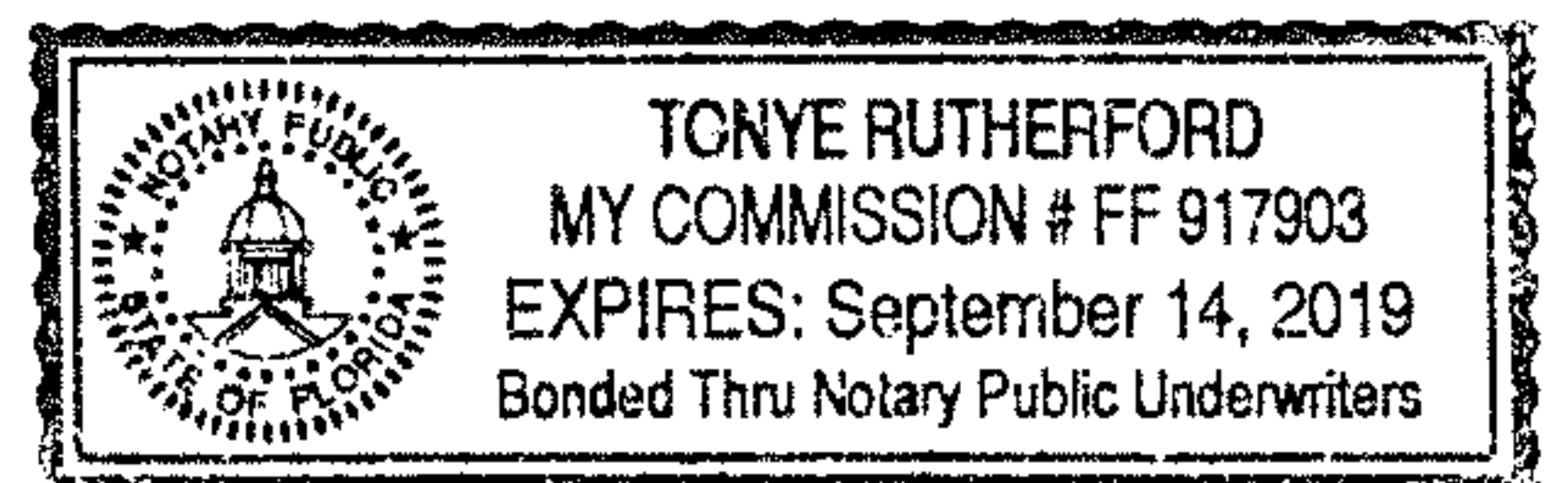
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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 26<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  
05/31/2017 10:03:50 AM  
\$21.50 CHARITY  
20170531000189200

*J. W. Fuhrmeister*