

Send tax notice to:
CHRISTOPHER DRYDEN
108 WATERFORD COVE DRIVE
CALERA, AL, 35040

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

2017300T

20170622000222650
06/22/2017 11:35:47 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Six Thousand Seven Hundred Fifty and 00/100 Dollars (\$206,750.00) **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 CHRISTOPHER DRYDEN and MELINDA DRYDEN **whose property address is:** 108 WATERFORD COVE DRIVE, CALERA, AL, 35040 (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 630, according to the map and survey of Waterford Cove - Sector 4, according to the Plat thereof, recorded in Map Book 36, page 17, in the Office of the Judge of 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. RESTRICTIONS, PUBLIC UTILITY EASEMENTS AND BUILDING SETBACK LINES, AS SHOWN ON THE RECORDED MAP AND SURVEY OF WATERFORD COVE - SECTOR 4, RECORDED IN MAP BOOK 36, 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.
4. ARTICLES OF INCORPORATION OF WATERFORD COVE HOMEOWNER'S ASSOCIATION, INC., AS RECORDED IN INSTRUMENT #2001-12817.
5. COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN INSTRUMENT #2000-40215; INSTRUMENT #2001-12819 AND INSTRUMENT #20051115000597130.

\$203,004.00 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 20 day of June, 2017.

ADAMS HOMES, LLC

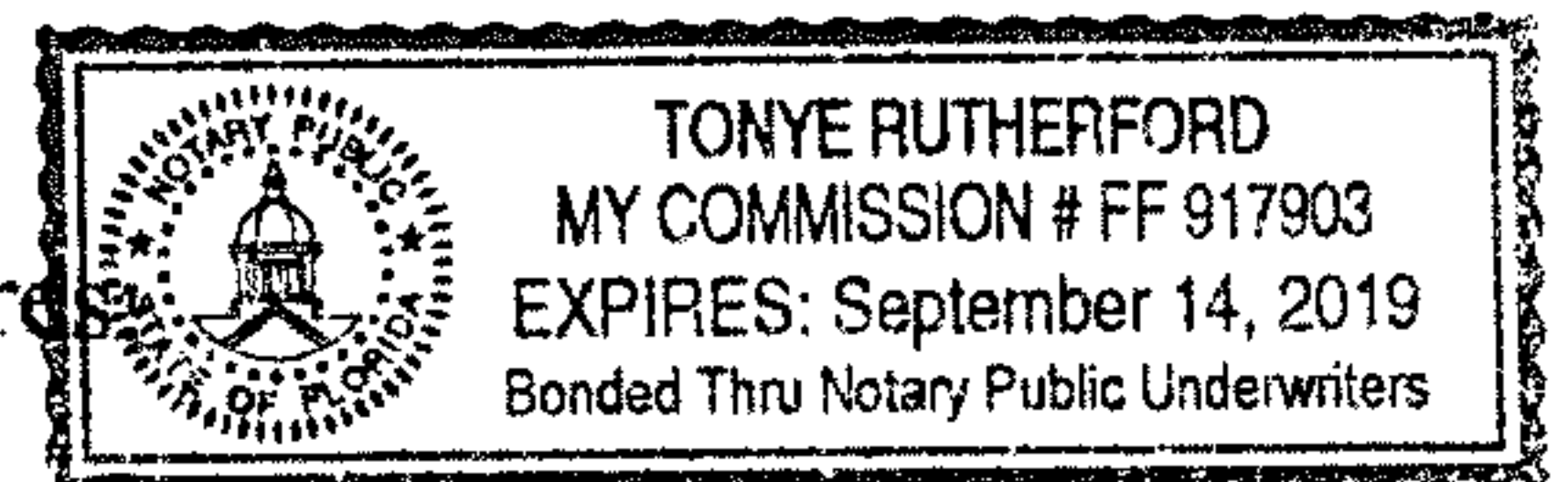
Don Adams
BY: DON ADAMS
ITS: CHIEF FINANCIAL OFFICER

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 20 day of June, 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
06/22/2017 11:35:47 AM
\$21.50 CHERRY
20170622000222650

James W. Fuhrmeister