

Send tax notice to:  
RANA HUNTER SWEAT  
139 HIDDEN TRACE COURT  
MONTEVALLO, AL, 35115

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2017350T

Shelby COUNTY

**20170719000257840**  
**07/19/2017 10:42:19 AM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Fifty-Three Thousand Four Hundred Fifty-Five and 00/100 (\$153,455.00) **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 RANA HUNTER SWEAT and TRENTON HEATH POSEY **whose property address is:** 139 HIDDEN TRACE COURT, MONTEVALLO, AL, 35115 (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, joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 100, according to the map and survey of Hidden Forest, Phase I, as recorded in Map Book 36, page 115 A & B, 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. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Hidden Forest, Phase I, as recorded in Map Book 36, page 115 A & B, in the Probate Office of Shelby County, Alabama.
2. 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.
3. Articles of Incorporation of Hidden Forest Homeowner's Association, Inc., as recorded in Instrument #2010122300043170.
4. Termination of Developer's/Declarant's Right recorded in Instrument #20110919000276400.
5. The Lakes at Hidden Forest By-Laws Recorded in Instrument #20160520000172920.
6. Right of way and Easements recorded in Instrument #20060414000173920 and Instrument #20061212000600970.
7. Covenants, Conditions and Restrictions as recorded in Instrument #20061120000567220 and as set out in Protective Covenants recorded in Instrument #20051102000570720.

\$150,675.00 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 17<sup>th</sup> day of July, 2016.

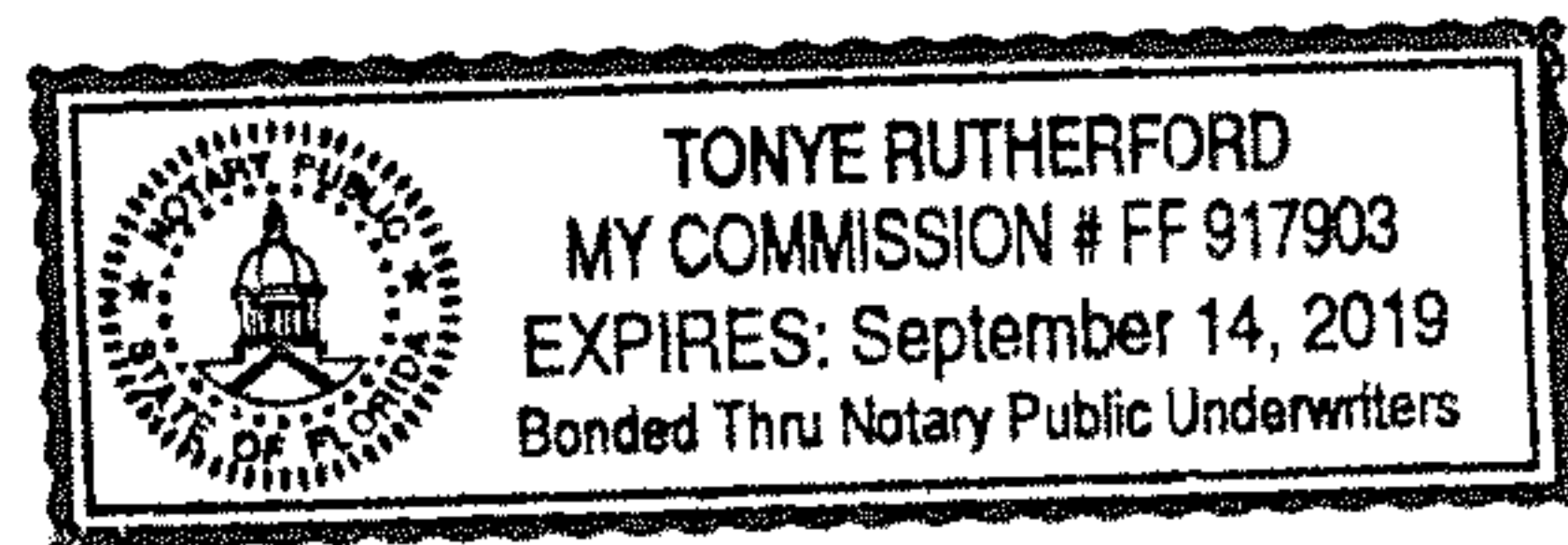
ADAMS HOMES, LLC  
BY: Don Adams  
DON ADAMS  
ITS: CHIEF FINANCIAL OFFICER

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 17<sup>th</sup> day of July, 2016.

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  
07/19/2017 10:42:19 AM  
\$21.00 CHERRY  
20170719000257840

James W. Fuhrmeister