

Send tax notice to:
MARILYN KOPP SCHULTZ
145 RIVER CREST LANE
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

2017402T

Shelby COUNTY

20170728000271190
07/28/2017 11:22:24 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Two Thousand Five Hundred Thirty-Seven and 00/100 (\$202,537.00) **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 MARILYN KOPP SCHULTZ **whose property address is:** 145 RIVER CREST LANE, 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:

Lot 2081, according to the map and survey of Old Cahaba, Phase V, 5th Addition, as recorded in Map Book 37, page 53, 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. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Old Cahaba, Phase V, 5th Addition, as recorded in Map Book 37, page 53, 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 recorded in Deed Book 15, page 415; Deed Book 61, page 164; Real Volume 133, page 277 and Real Volume 321, page 629.
4. Those certain Resolutions recorded in Instrument #20091006000378080; Instrument #20121213000476580 and Instrument #20131205000471840.
5. Transmission Line Permits and Easements granted to Alabama Power Company recorded in Deed Book 134, page 85; Deed Book 131, page 447; Deed Book 257, page 213; Real Volume 46, page 69; and Deed Book 230, page 113.
6. Covenants, Conditions and Restrictions as recorded in Map Book 36, page 105-A; Map Book 37, page 162 and Map Book 37, page 136.
7. Rights of Way to Shelby County recorded in Deed Book 155, page 331; Deed Book 155, page 425; Book 2, page 16 and Book 156, page 203.

\$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 27th day of July, 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.

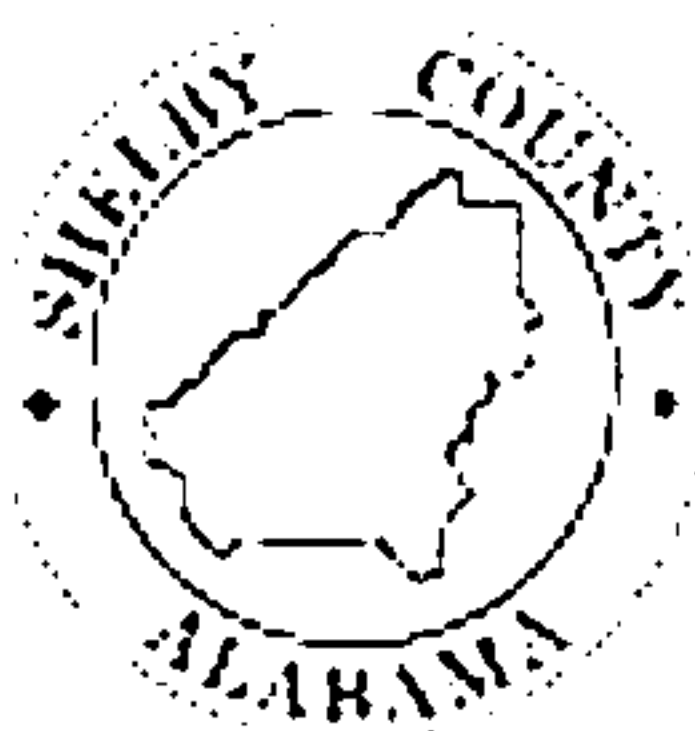
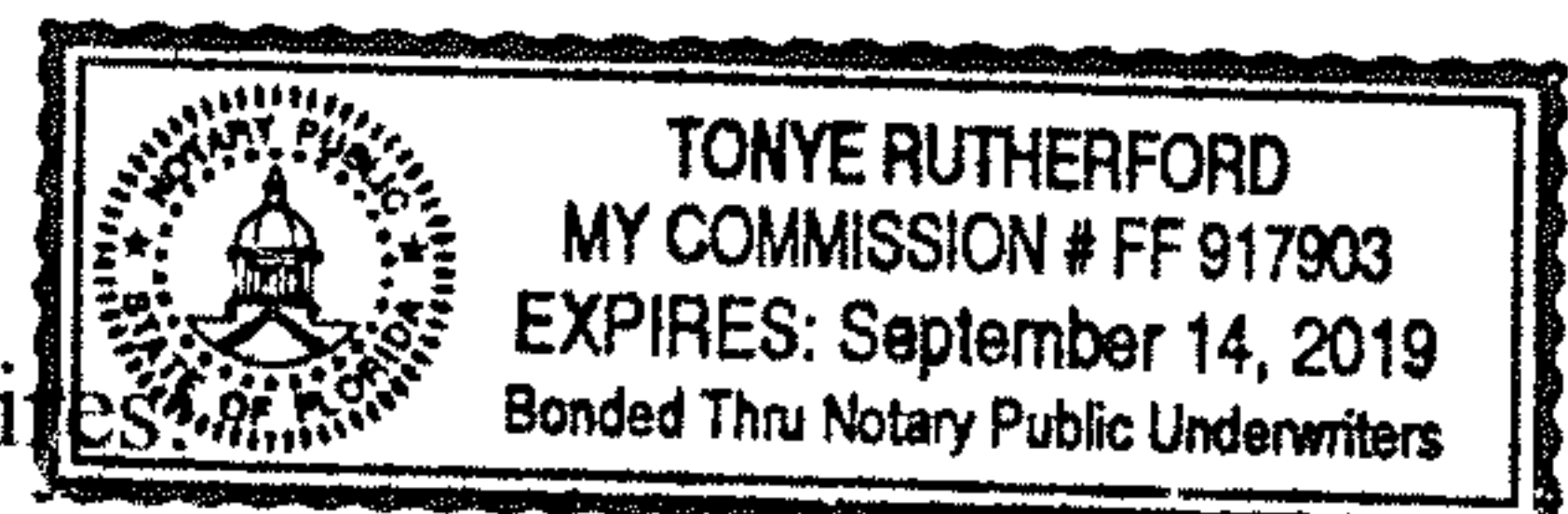
Given under my hand and official seal this the 27th day of July, 2017.

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
07/28/2017 11:22:24 AM
\$221.00 DEBBIE
20170728000271190

James W. Fuhrmeister