

Send tax notice to:
KIMBERLY WATSON FREDRICK
164 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

2017561T

Shelby COUNTY

WARRANTY DEED

20171017000377800
10/17/2017 01:29:42 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Forty-Eight Thousand Four Hundred Eighty and 00/100 (\$148,480.00) **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 KIMBERLY WATSON FREDRICK **whose property address is:** 164 HIDDEN TRACE COURT, MONTEVALLO, AL, 35115 (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the map and survey of The Lakes at Hidden Forest, Phase II, as recorded in Map Book 37, page 122 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of The Lakes at Hidden Forest, Phase II, as recorded in Map Book 37, page 122 A & B, 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 The Lakes at Hidden Forest Homeowner's Association, Inc., as recorded in Instrument #2010122300043170; together with The Lakes at Hidden Forest By-Laws Recorded in Instrument #20160520000172920.
5. Resolutions recorded in Instrument #20091006000378080; Instrument #2012121300476580; and Instrument #20131205000471840.
6. Covenants, Conditions and Restrictions as recorded in Instrument #20061120000567220.

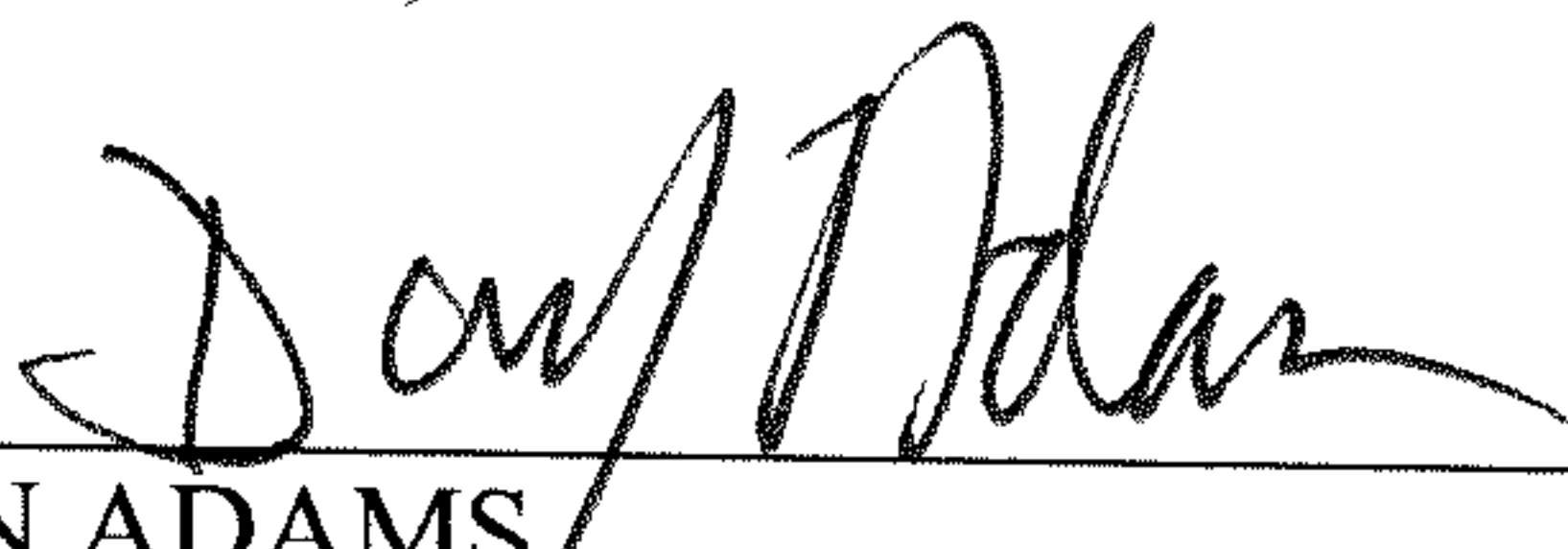
\$145,790.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 13th day of October, 2017.

ADAMS HOMES, LLC



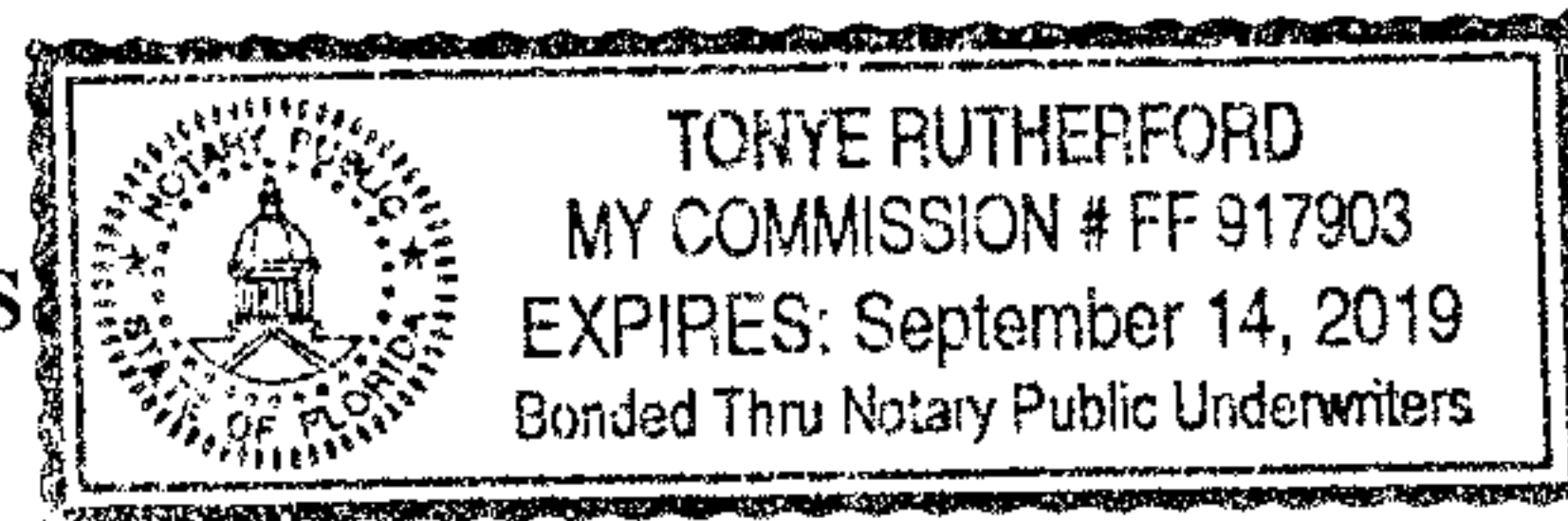
BY: DON ADAMS
ITS: CHIEF FINANCIAL OFFICER

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 13th day of October, 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
10/17/2017 01:29:42 PM
\$21.00 CHERRY
20171017000377800

