

Send tax notice to:  
DOUGLAS J BESSANT  
124 FEDERAL ROAD  
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  
Shelby COUNTY

2017629T **20171102000397170**  
**11/02/2017 09:24:45 AM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Ninety-Five Thousand Six Hundred Thirty-Two and 00/100 Dollars (\$195,632.00) **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 DOUGLAS J BESSANT and ANGELA W BESSANT, HUSBAND AND WIFE **whose property address is:** 124 FEDERAL ROAD, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the map and survey of Colonial Oaks, Phase 1, as recorded in Map Book 39, page 45 and re-recorded in Map Book 39, page 115, 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 due and payable until October 1, 2018.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Colonial Oaks, Phase 1, as recorded in Map Book 39, page 45 and re-recorded in Map Book 39, page 115, in the Office of the Judge of Probate 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. Right of Way in favor of Shelby County recorded in Book 124, pages 200 and 201.
5. Easements granted to Alabama Power Company recorded in Book 112, Page 456; Book 123, pages 428, 432 and 433; Book 134, page 112; Book 235, page 321; Book 248, page 372; Book 236, page 825 and Instrument #20080401000129940.
6. Articles of Incorporation of the Colonial Oaks Homeowners Association, Inc. as recorded in Instrument # 20071106000512020 and Instrument #20161109000413500.
7. Right of Way in favor of Alabama Power Company recorded in Deed Book 236, page 825 and Instrument #20080401000129940.
8. Ordinance No. 03W recorded Instrument #20031125000773170.
9. Easement and Restrictive Covenants for Underground Facilities in favor of Alabama Power Company recorded in Instrument #20080401000130200.
10. Covenants, conditions and restrictions as recorded in Instrument #20071106000512030 and Instrument #20080618000249120.

\$192,087.00 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 31st day of October, 2017.

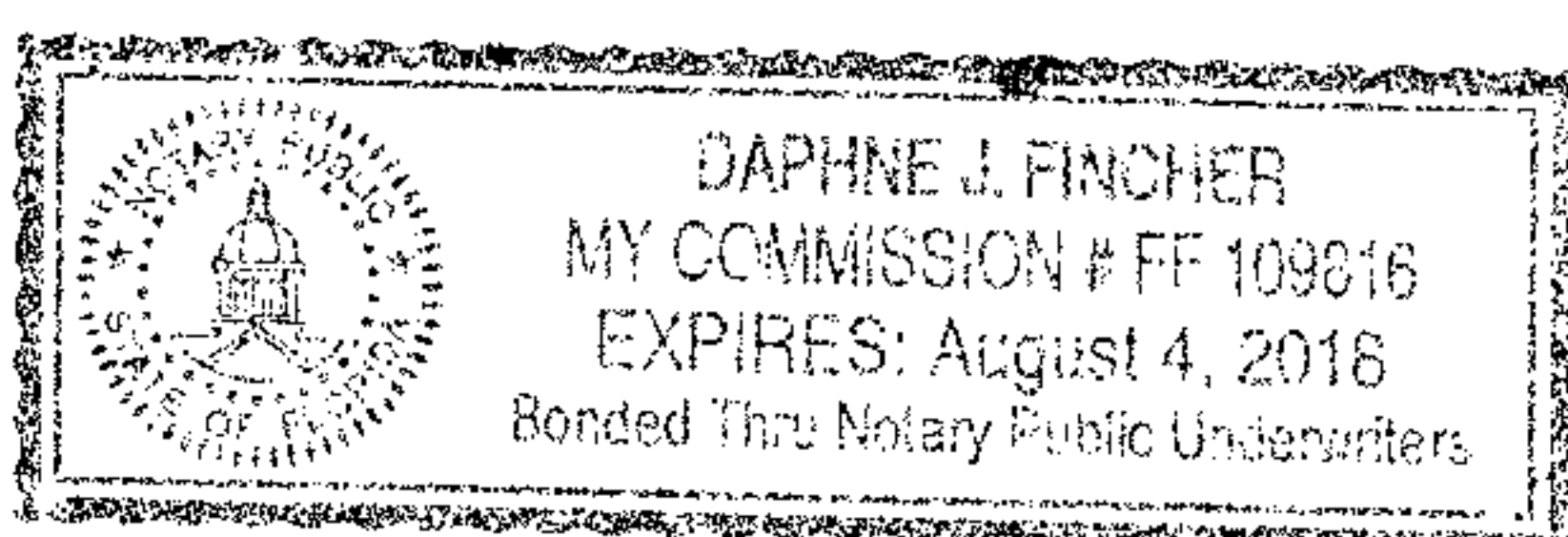
ADAMS HOMES, LLC


  
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 31st day of October, 2017.



  
Notary Public  
Print Name: Daphne J. Fincher  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/02/2017 09:24:45 AM  
\$22.00 CHARITY  
20171102000397170

