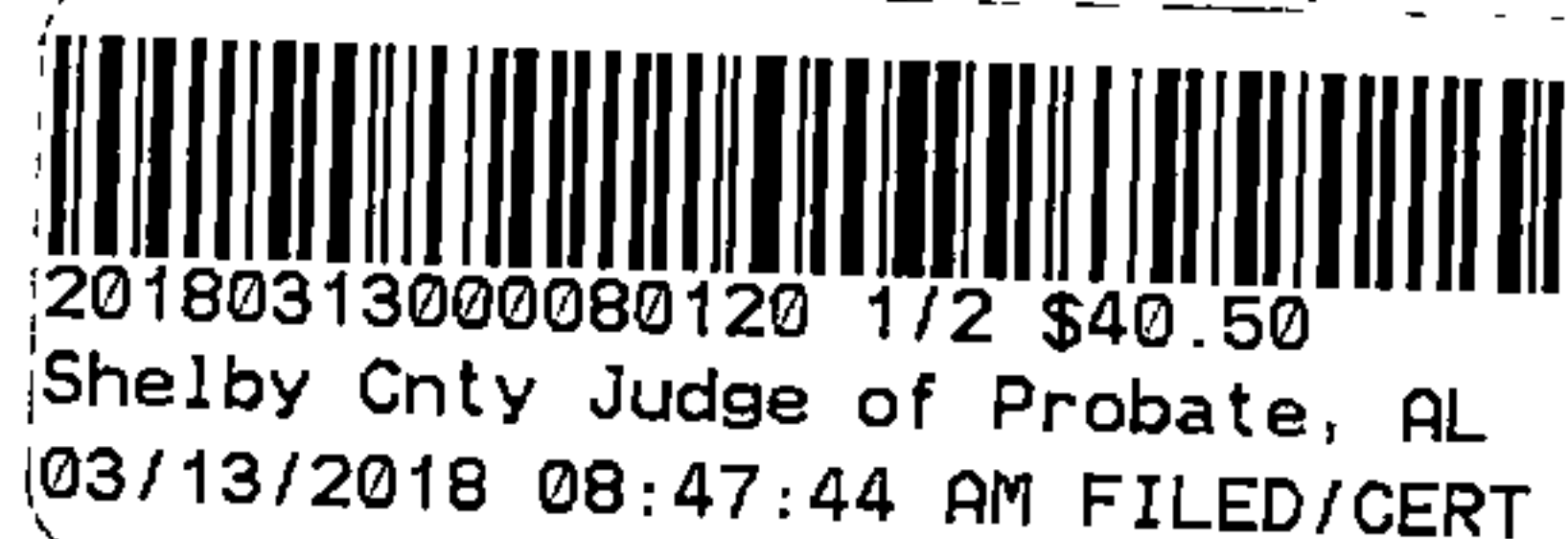


1800
2240

STATE OF ALABAMA
COUNTY OF SHELBY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Charlie F. Chancellor d/b/a C&W Construction**, an Alabama corporation, the grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said grantor by ADAMS HOMES, L.L.C., a Alabama Limited Liability Company the grantee does hereby GRANT, BARGAIN, SELL AND CONVEY unto said grantee and to its successors and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Lots 1003 and 1004, Final Plat of Waterford Highlands, Sector 4, Phase 2, according to the Plat thereof, recorded in Map Book 36, Page(s) 15 A and B, in the Office of the Judge of Probate of Shelby County, Alabama.

WITNESSETH: That the said Grantor, for and in consideration of the purchase price of the property being \$22,400.00, and other good and valuable considerations to the Grantor in hand paid by the Grantees

Subject to the following:

1. Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 36, Page 17, in the Office of the Judge of Probate Court of Shelby County, Alabama.
2. Restrictions, reservations, covenants and conditions pursuant to that certain instrument recorded in Instrument Number 2000-40215, as amended in 2001-12819, and Instrument No. 20051115000597130 in the Office of the Judge of Probate of Shelby County, Alabama.
3. Grant to the State of Alabama for railroad recorded in Real Property Book 278, Page 5, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Oil, gas and mineral reservations contained Real Property Book 345, Page 744, instrument 1995-01640, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Articles of Incorporation for Waterford Homeowner's Association, Inc. recorded in Instrument 2001-12817, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Ordinance No. 99-63 as recorded in Instrument 2000-00006, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Right of Way granted to Shelby County recorded in Deed Book 240, Page 36, in the Office of the Judge of Probate of Shelby County, Alabama.
8. All taxes and assessments for the year 2017 and subsequent years.

together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in anywise appertaining thereto; TO HAVE AND TO HOLD the same unto said grantee and to its successors and assigns in fee simple, forever.

And, except as to the above and the taxes hereafter falling due, said grantor, for itself, its successors and assigns, hereby covenants with said grantee, its successors and assigns that it is seized of an indefeasible estate in fee simple in and to said property, that it has a good and lawful right to convey the same, that said property is free and clear of all encumbrances, that it has the right to the possession, quiet use and enjoyment of the said property and that it does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof unto said grantee and its successors and assigns against the lawful claims and demands of all persons, whomsoever.

Shelby County, AL 03/13/2018
State of Alabama
Deed Tax: \$22.50

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its thereunto duly authorized officer on this _____ day of March, 2018.

Charlie F. Chancellor
Charlie F. Chancellor

C & W Construction, Inc., an Alabama corporation

Sam Paul
Witness
[Signature]
Witness

BY: Charlie F. Chancellor
Charlie F. Chancellor, President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned notary public, in and for said State and County, hereby certify that Charlie F. Chancellor, individually and as President, of C & W Construction, Inc., an Alabama corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, in its capacity as such President on the day the same bears date.

Given under my hand and notarial seal on this the 7th day of March, 2018.

[Signature]
Notary Public
Printed Name Donald C. Manly
my commission exp.

MY COMMISSION EXPIRES FEBRUARY 13, 2020

Mailing Address of grantor:
200 McGwier Cir
Hoover, AL 35226

Mailing Address of grantee:
3000 Gulf Breeze Pkwy
Gulf Breeze, FL 32563

This instrument Prepared By
and Return To:
John W. Monroe, Jr., of
Emmanuel, Sheppard & Condon
30 S. Spring St.
Pensacola, FL 32502
A0458-135500 rfk

