

Send tax notice to:  
AHNA DENETE RAVAN  
121 AVIATOR VIEW DRIVE  
ALABASTER, AL, 35007

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

2018075T

**20180322000094860**  
**03/22/2018 10:55:26 AM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty-One Thousand One Hundred Fifty and 00/100 Dollars (\$161,150.00) **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 AHNA DENETE RAVAN and GARY ADAM MORNEAULT **whose property address is:** 121 AVIATOR VIEW DRIVE, ALABASTER, AL, 35007 (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 1, according to the map and survey of Chesapeake Subdivision, as recorded in Map Book 37, Page 123, in the Probate Office of 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 Chesapeake Subdivision recorded in Map Book 37, Page 123, 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. Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision recorded in Instrument #20060828000422400 and Instrument #20071114000522020.
5. Vacation as recorded in Instrument #20080527000213280.
6. Resolution as recorded in Instrument #20091006000378080; Instrument #20121213000476580; and Instrument #20131205000471840.
7. Declaration of Covenants, Conditions, and Restrictions recorded Instrument #20070307000104700.
8. Articles of Incorporation of Chesapeake Homeowners Association, Inc., as recorded in Instrument #20070307000103000 together with By-Laws recorded in Instrument #20070307000104700.

\$161,150.00 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 20<sup>th</sup> day of March, 2018.

ADAMS HOMES, LLC

BY: Don Adams

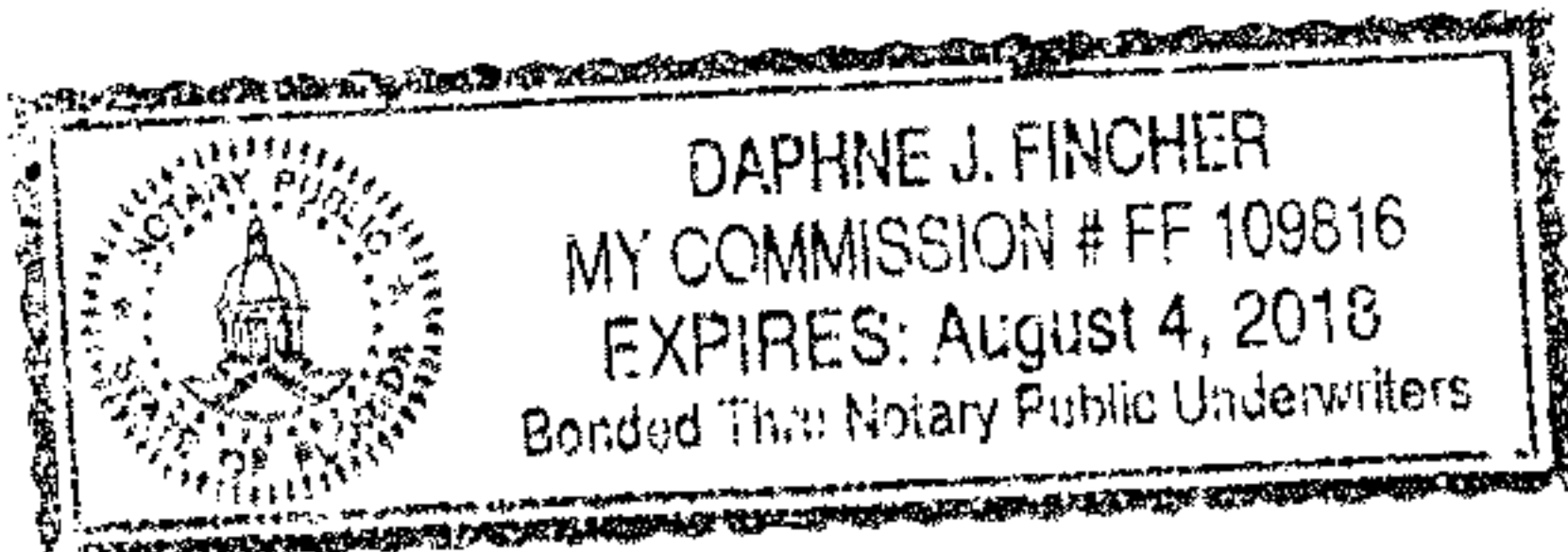
DON ADAMS

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 20<sup>th</sup> day of March, 2018.



Daphne J. Fincher  
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  
03/22/2018 10:55:26 AM  
\$19.00 CHERRY  
20180322000094860

James W. Fuhrmeister