

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

27713

Know all Men by these Presents: That, in consideration of One Hundred Sixty-Seven Thousand Eight Hundred Eighty and 00/100 Dollars (\$167,880.00) and other good and valuable consideration to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **ADAMS HOMES, LLC, a limited liability company** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **JEROLD ALLEN** (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 248, The Lakes at Hidden Forest Phase 2, according to the plat thereof, recorded in Map Book 37, Page 122 A & B, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Commonly known as 108 Dallas Lane, Montevallo, Alabama 35115.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights; and specifically the following exceptions:

1. Reservations, restrictions, easements, and notes as shown on plat of record in Map Book 37, Page 122 A & B.
2. A 25 foot minimum building set back line located along the South and North property line as noted on that certain survey by Arrington Engineering & Land Surveying, Inc., dated March 8, 2018.
3. A 5 foot drainage easement located along the East and West property line as noted on that certain survey by Arrington Engineering & Land Surveying, Inc., dated March 8, 2018.

To Have and To Hold the aforegranted premises to the said Grantee, his heirs and assigns forever.

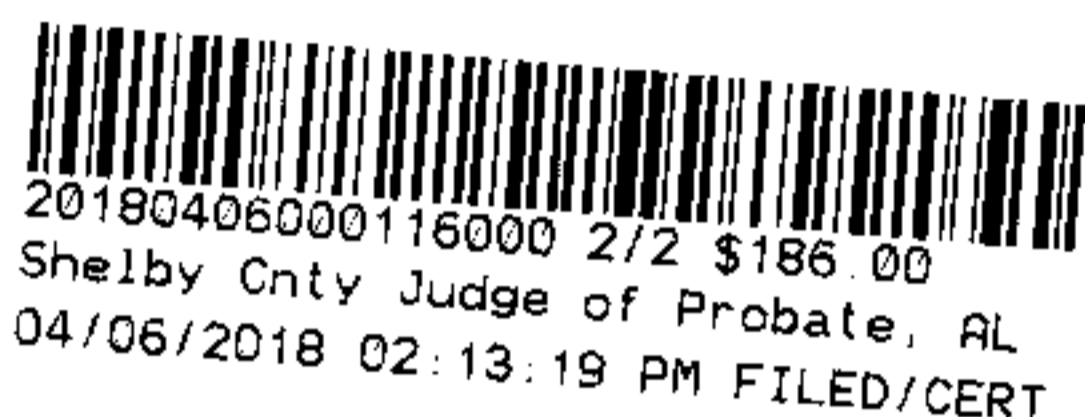
And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall **Warrant and Defend** the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set its hand and seal this 14th day of March, 2018.

ADAMS HOMES, LLC

By: Don Adams
Don Adams

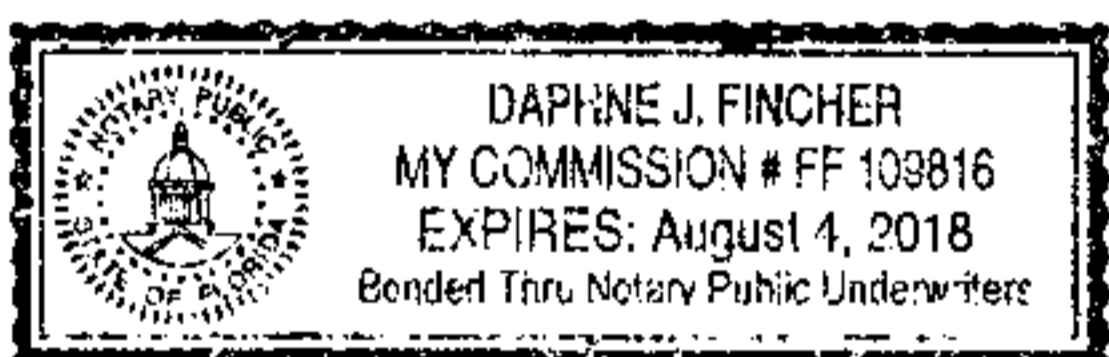
As Its: Chief Financial Officer



STATE OF FLORIDA
COUNTY OF SANTA ROSA

I, the undersigned notary public, in and for said county and state, hereby certify that Don Adams, whose name as Chief Financial Officer of **Adams Homes, LLC**, 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 the conveyance, he, as such Officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 14th day of March, 2018.



Daphne Fincher
Notary Public
My commission expires 8-4-18

GRANTOR'S MAILING ADDRESS:
26050 Equity Drive, Suite A
Daphne, Alabama 36526

GRANTEE'S MAILING ADDRESS:
108 Pallas Lane
Montevallo, AL 35115

THIS INSTRUMENT PREPARED BY:
Crane Legal, PC
2607 Dauphin St., Suite C
Mobile, AL 36606
Telephone: 251-479-5218 Fax: 251-472-1081
File # 27713