

Send tax notice to:  
MICHAEL PAT O'DONNELL  
123 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

2018167T

**20180417000128450**  
**04/17/2018 12:50:37 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Four Thousand Five Hundred Fifty and 00/100 Dollars (\$204,550.00) **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 MICHAEL PAT O'DONNELL and DONNA LYNN O'DONNELL **whose property address is:** 123 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 21, 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.
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 Deed Book 112, Page 456; Deed Book 123, pages 428, 432 and 433; Deed Book 134, page 112; Deed Book 235, page 321; Deed Book 248, page 372; Book 236, page 825 and Instrument #20080401000129940. Articles of Incorporation of the Colonial Oaks Homeowners Association, Inc. as recorded in Instrument # 20071106000512020 and Instrument #20161109000413500.
6. Right of Way in favor of Alabama Power Company recorded in Deed Book 236, page 825 and Instrument #20080401000129940.
7. Ordinance No. 03W recorded Instrument #20031125000773170.
8. Easement and Restrictive Covenants for Underground Facilities in favor of Alabama Power Company recorded in Instrument #20080401000130200.
9. Covenants, conditions and restrictions as recorded in Inst. #20071106000512030 and being further amended in Inst. #20080618000249120.

\$154,550.00 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.

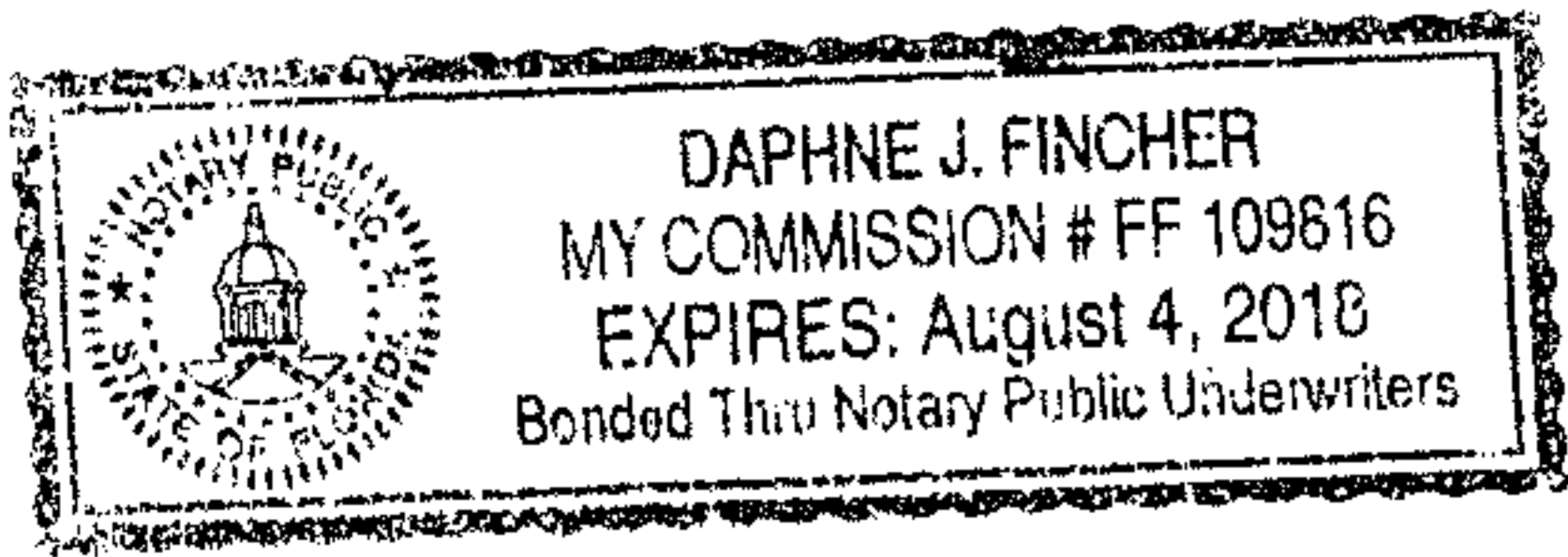
IN WITNESS WHEREOF, the said Grantor, ADAMS HOMES LLC, by DON ADAMS, its CHIEF FINANCIAL OFFICER who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 13<sup>th</sup> day of April, 2018.

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 13<sup>th</sup> day of April, 2018.



Daphne 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  
04/17/2018 12:50:37 PM  
\$68.00 CHERRY  
20180417000128450

James W. Fuhrmeister