

Send tax notice to:  
DESMOND EVERETT AKINS  
101 GOLDEN MEADOWS 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

2018308T

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Eight Thousand Five Hundred Fifty and 00/100 Dollars (\$208,550.00) **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 **DESMOND EVERETT AKINS and TRISHA AKINS** whose property address is: 101 GOLDEN MEADOWS 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 Golden Meadows, as recorded in Map Book 38, page 80, 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 Golden Meadows, as recorded in Map Book 38, Page 80, 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. Declaration of Covenants, Conditions and Restrictions recorded Instrument #20080204000043720.
5. Ordinance recorded in Instrument #20060228000093650
6. Easement granted to Alabama Power Company as recorded in Book 123, page 416; Instrument #20061212000601820 and Instrument #20061212000601630.

\$215,432.00 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.

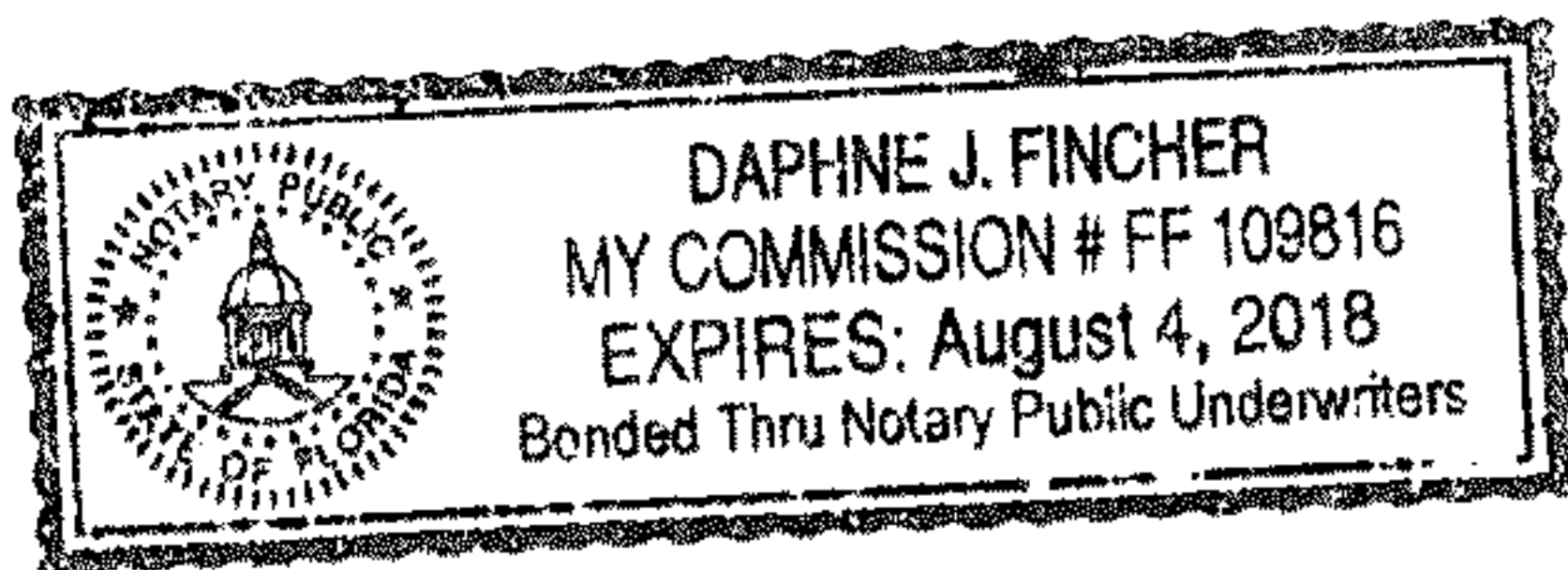
IN WITNESS WHEREOF, the said Grantor, ADAMS HOMES LLC, by DON ADAMS, its CHIEF FINANCIAL OFFICER who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 26<sup>th</sup> day of June, 2018.

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 26<sup>th</sup> day of June, 2018.



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



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/28/2018 11:52:57 AM  
\$19.00 CHERRY  
20180628000231350

*James W. Fuhrmeister*