

Send tax notice to:
W THOMAS HART
177 CRISFIELD CIRCLE
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

2019012T

SHELBY COUNTY

20190122000022570
01/22/2019 01:14:08 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty-Nine Thousand Five Hundred Twenty-Five and 00/100 Dollars (\$169,525.00) 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 **W THOMAS HART and KAY R HART** whose property address is: 177 CRISFIELD CIRCLE, 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 23 according to the map and survey of Chesapeake Subdivision, as recorded in Map Book 37, page 123 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
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. Vacation as recorded in Instrument #20080527000213280.
5. Articles of Incorporation of Chesapeake Homeowners Association, Inc., as recorded in Instrument #20070307000103000 together with By-Laws recorded in Instrument #20070307000104700.
6. Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision recorded in Instrument #20060828000422400 and Instrument #20071114000522020.
7. Declaration of Covenants, Conditions, and Restrictions recorded Instrument #20070307000104700.
8. Resolutions as recorded in Instrument #20091006000378080; Instrument #20121213000476580; and Instrument #20131205000471840.

\$135,620.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

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 18th day of January, 2018. 2019

ADAMS HOMES, LLC



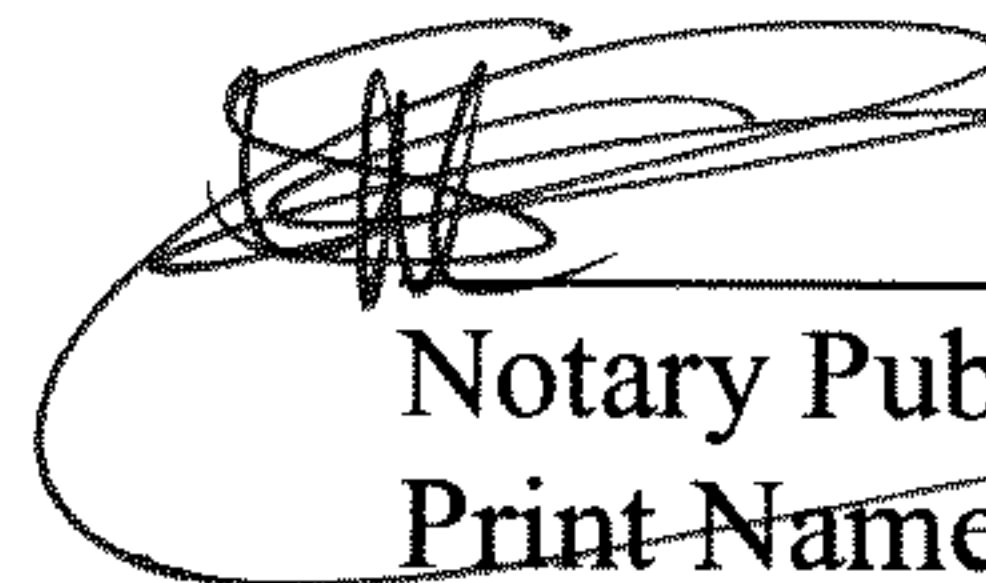
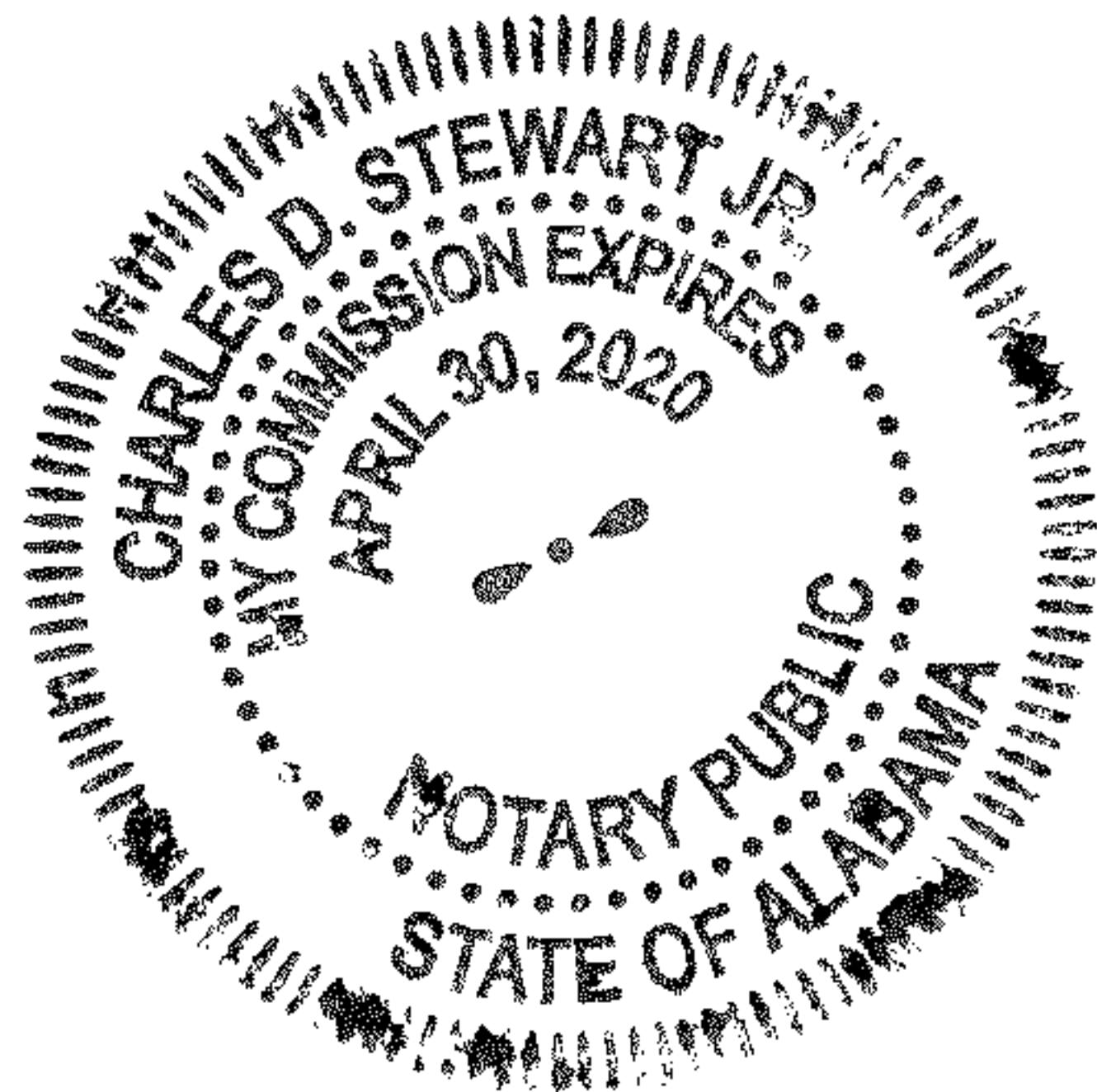
BY: DON ADAMS

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.

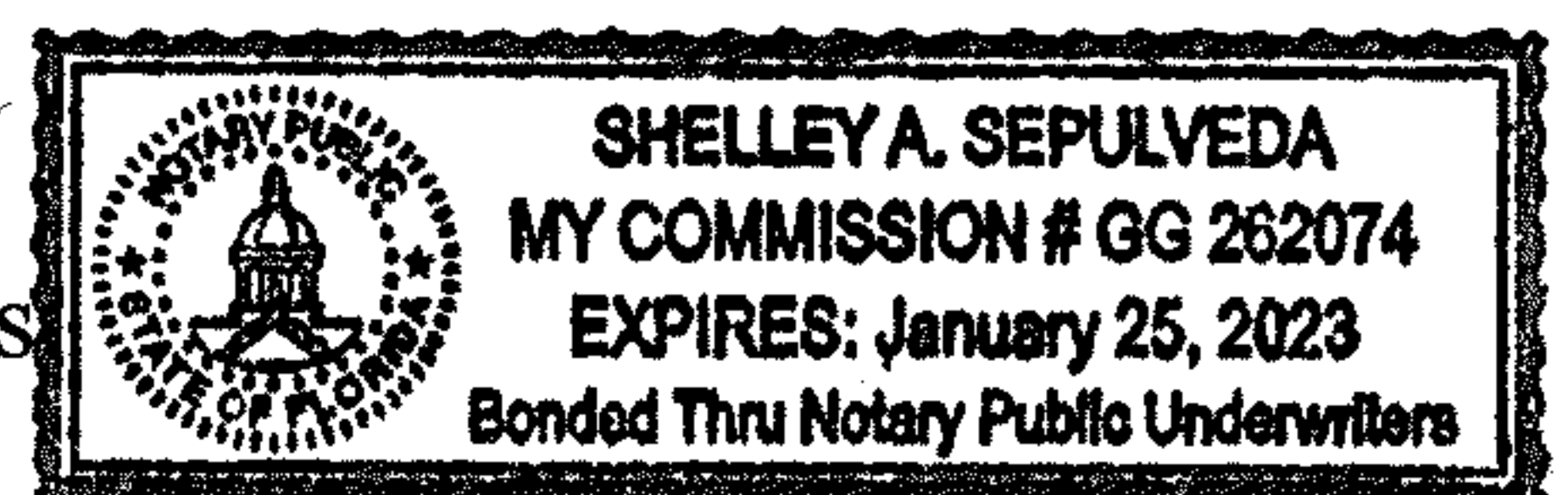
Given under my hand and official seal this the 18th day of January, 2018. 2019



Notary Public

Print Name:

Commission Expires



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/22/2019 01:14:08 PM
\$52.00 CHERRY
20190122000022570

Allen S. Bayl