

Send tax notice to:  
OTHA TAYLOR, III  
3028 HIGHVIEW LANE  
CALERA, AL, 35040

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

2019017T

**20190123000024250**  
**01/23/2019 01:48:50 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Ninety-Four Thousand Four Hundred Fifty and 00/100 Dollars (\$194,450.00) **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 OTHA TAYLOR, III AND ANTIONETTE TAYLOR **whose property address is:** 3028 HIGHVIEW LANE, CALERA, AL, 35040 (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 1004, according to the map and survey of Final Plat of Waterford Highlands, Sector 4, Phase 2,, as recorded in Map Book 36, Page 15 A and B, in the Office of the Judge of 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 Waterford Highlands, Sector 4, Phase 2, according to the Plat thereof, recorded in Map Book 36, Page(s) 15 A and B, 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, including those recorded in Book 345, Page 744, and Instrument 1995-01640.
4. Articles of Incorporation of the Waterford Cove Homeowners Association, and By-Laws as recorded in Instrument #2001-12817.
5. Conditions, covenants and restrictions as recorded in Instrument #2000-40215, amended in Instrument #2001-12819, Instrument #20051115000597130, and Instrument #20051115000597140.
6. Ordinance No. 99-63 recorded in Instrument #2000-00006.
7. Grant to the State of Alabama for railroad recorded in Book 278, Page 5.
8. Right of way in favor of Shelby County recorded in Book 240, page 36.

\$190,927.00 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 22<sup>nd</sup> day of January, 2018.

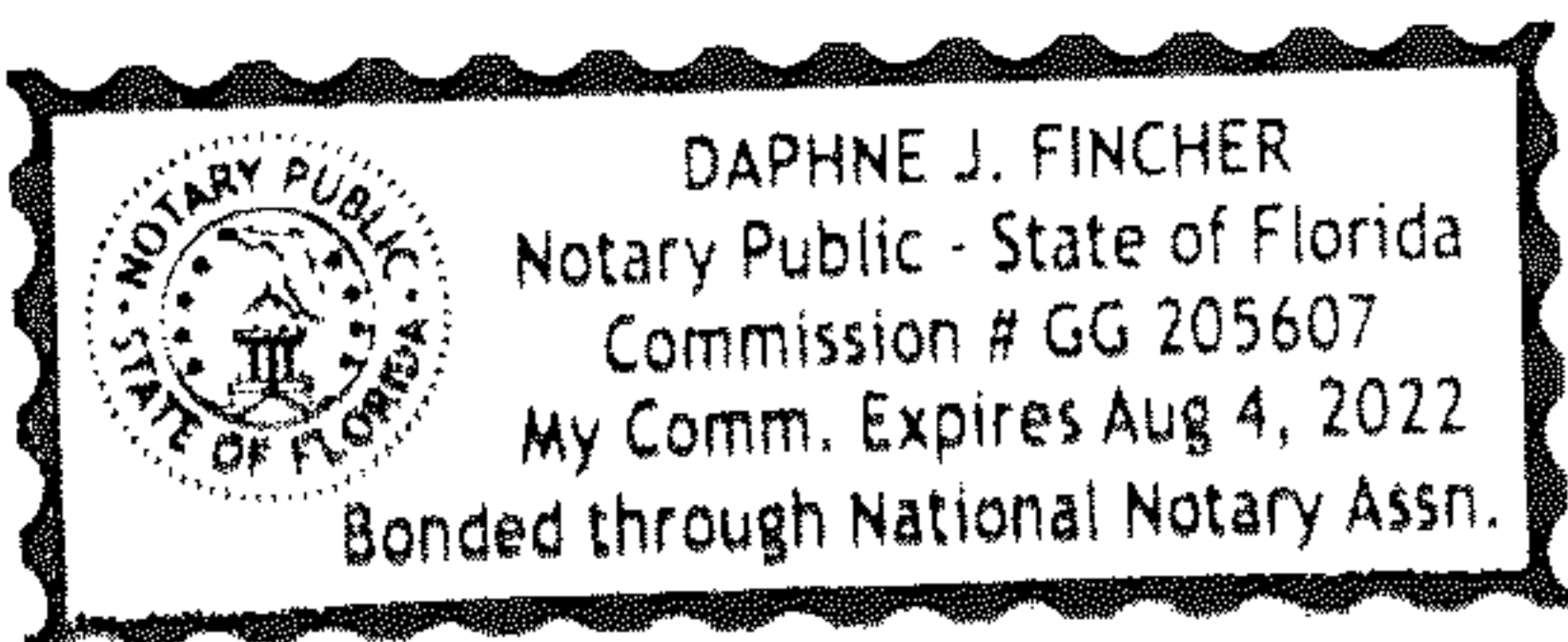
ADAMS HOMES, LLC  
BY: Don Adams  
DON ADAMS  
ITS: CHIEF FINANCIAL OFFICER

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 22<sup>nd</sup> day of January 2018.

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/23/2019 01:48:50 PM  
\$22.00 CHARITY  
20190123000024250

Allie S. Boyd