

Send tax notice to:
BEVERLY JANSEN
143 HIDDEN TRACE COURT
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

2019025T

20190304000067040

SHELBY COUNTY

**03/04/2019 08:09:43 AM
DEEDS 1/2**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Seventy-Four Thousand Four Hundred Ninety-Three and 00/100 (\$174,493.00) 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 **BEVERLY JANSEN** whose property address is: 143 HIDDEN TRACE COURT, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 99, according to the map and survey of The Lakes at Hidden Forest, Phase I, as recorded in Map Book 36, page 115, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

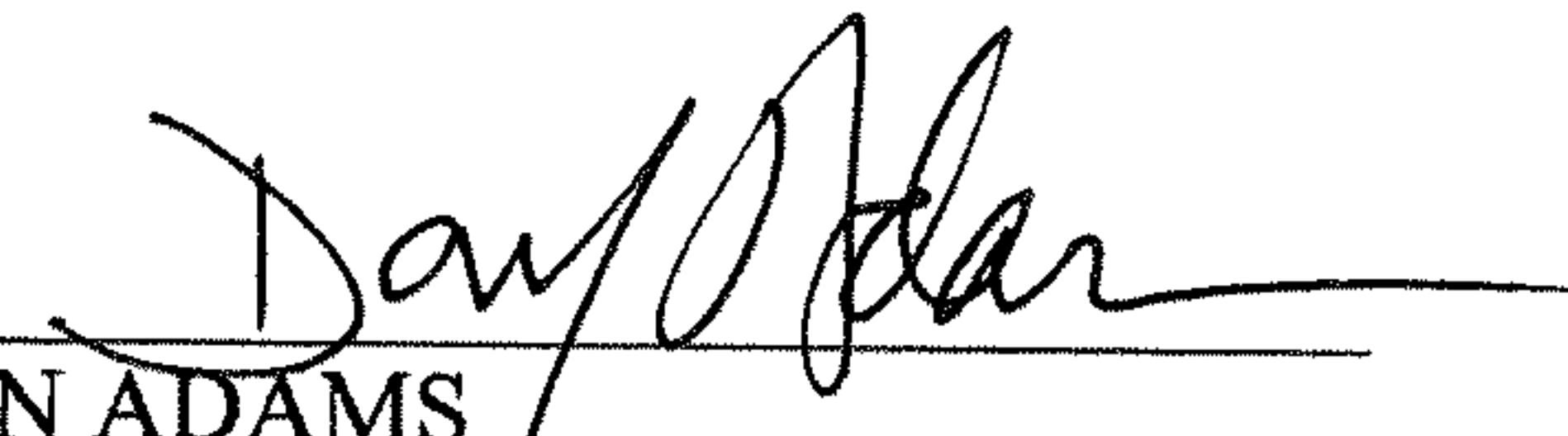
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of The Lakes at Hidden Forest, Phase II, as recorded in Map Book 37, page 122 A & B, in the Probate Office 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. Articles of Incorporation of The Lakes at Hidden Forest Homeowner's Association, Inc., as recorded in Instrument #20101223000431730; together with The Lakes at Hidden Forest By-Laws Recorded in Instrument #20160520000172920.
5. Resolutions recorded in Instrument #20091006000378080; Instrument #2012121300476580; and Instrument #20131205000471840.
6. Covenants, Conditions and Restrictions as recorded in Instrument #20061120000567220.
7. Easement to GNC, LLC granted in Instrument #20040623000343040.
8. Easement granted to Alabama Power Company in Instrument #20061212000600970, and Instrument #20060414000173920.

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 28 day of February, 2019.

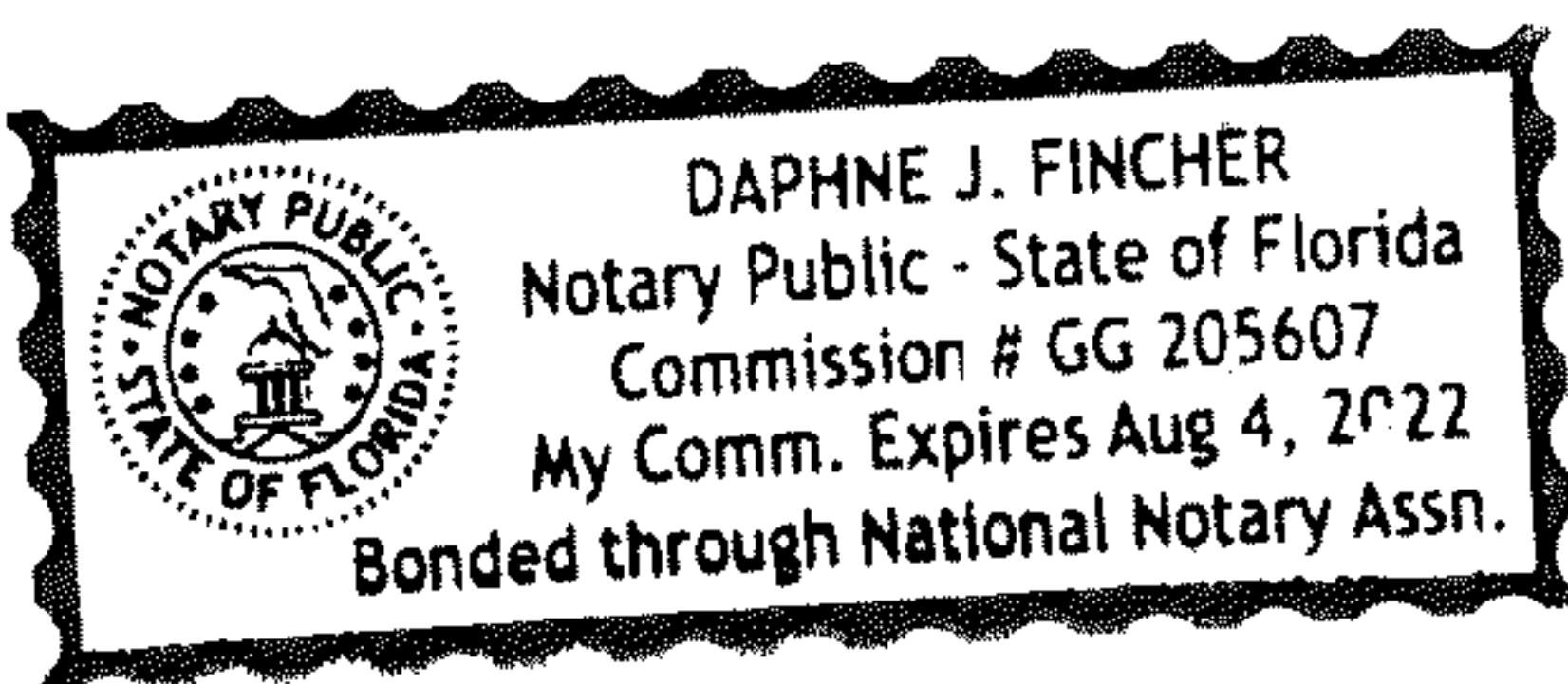
ADAMS HOMES, LLC



BY: DON ADAMS
ITS: CHIEF FINANCIAL OFFICER

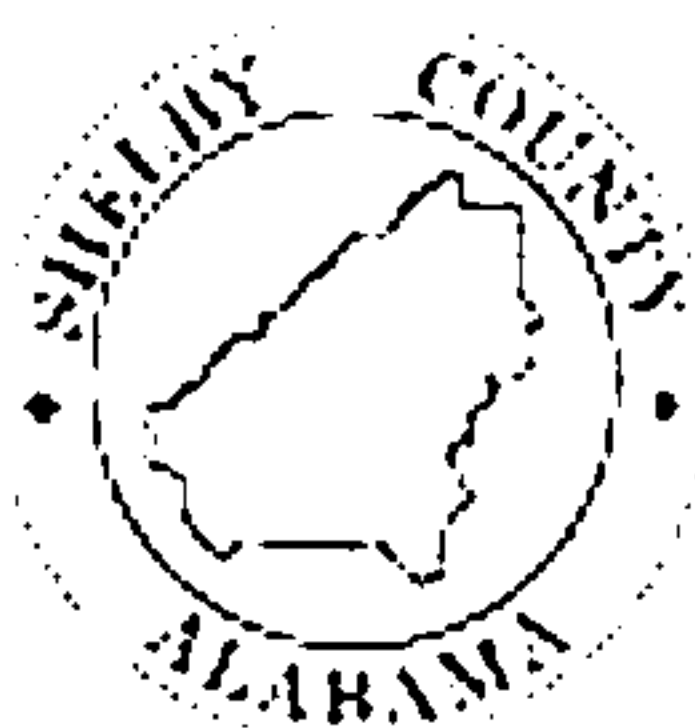
STATE OF FLORIDA
COUNTY OF ESCAMBIA

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 28 day of February, 2019.




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
03/04/2019 08:09:43 AM
\$192.50 CHERRY
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