

1800
100-
STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED



20190325000094000 1/2 \$118.00
Shelby Cnty Judge of Probate, AL
03/25/2019 10:19:36 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that Waterford, LLC an Alabama limited liability company, the grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said grantor by ADAMS HOMES, L.L.C., a Alabama Limited Liability Company the grantee does hereby GRANT, BARGAIN, SELL AND CONVEY unto said grantee and to its successors and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Lots 868A, 881A, 882A and 883A, of the Resurvey of Lots 853 through 924, Waterford Townhomes Sector 2, as of record in Map Book 49, page 91, recorded in the Office of the Judge of Probate of Shelby County, Alabama, to which plan reference is hereby made for a more complete legal description.

WITNESSETH: That the said Grantor, for and in consideration of the purchase price of the property being \$100,000.00, and other good and valuable considerations to the Grantor in hand paid by the Grantees

Subject to the following:

1. Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 38, Page 42 and Plat Book 49, Page 91, in the Office of the Judge of Probate Court of Shelby County, Alabama.
2. Oil, gas and mineral reservations recorded in Book 345, Page 744 and Instrument Number 1995-01640, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Bylaws for Waterford Homeowners Association, Inc. recorded in Instrument Number 20110310000079910, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of Way to Shelby County recorded in Deed Book 240, Page 36, Grant to the State of Alabama for Railroad recorded in Real Property Book 278, Page 5, Right of Way to Alabama Power Company recorded in Instrument No. 20060630-000314990 and 20051031-000564200 and Easement to BellSouth Telecommunications, Inc. recorded in Instrument No. 20060324-000138380, in the Office of the Judge of Probate of Shelby County, Alabama.
5. All taxes and assessments for the year 2019 and subsequent years.

together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in anywise appertaining thereto; TO HAVE AND TO HOLD the same unto said grantee and to its successors and assigns in fee simple, forever.

And, except as to the above and the taxes hereafter falling due, said grantor, for itself, its successors and assigns, hereby covenants with said grantee, its successors and assigns that it is seized of an indefeasible estate in fee simple in and to said property, that it has a good and lawful right to convey the same, that said property is free and clear of all encumbrances, that it

has the right to the possession, quiet use and enjoyment of the said property and that it does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof unto said grantee and its successors and assigns against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its thereunto duly authorized officer on this 21st day of March, 2019.

Waterford, LLC an Alabama limited liability company

Witness

BY: _____

John G. Reamer, Jr., Managing Member

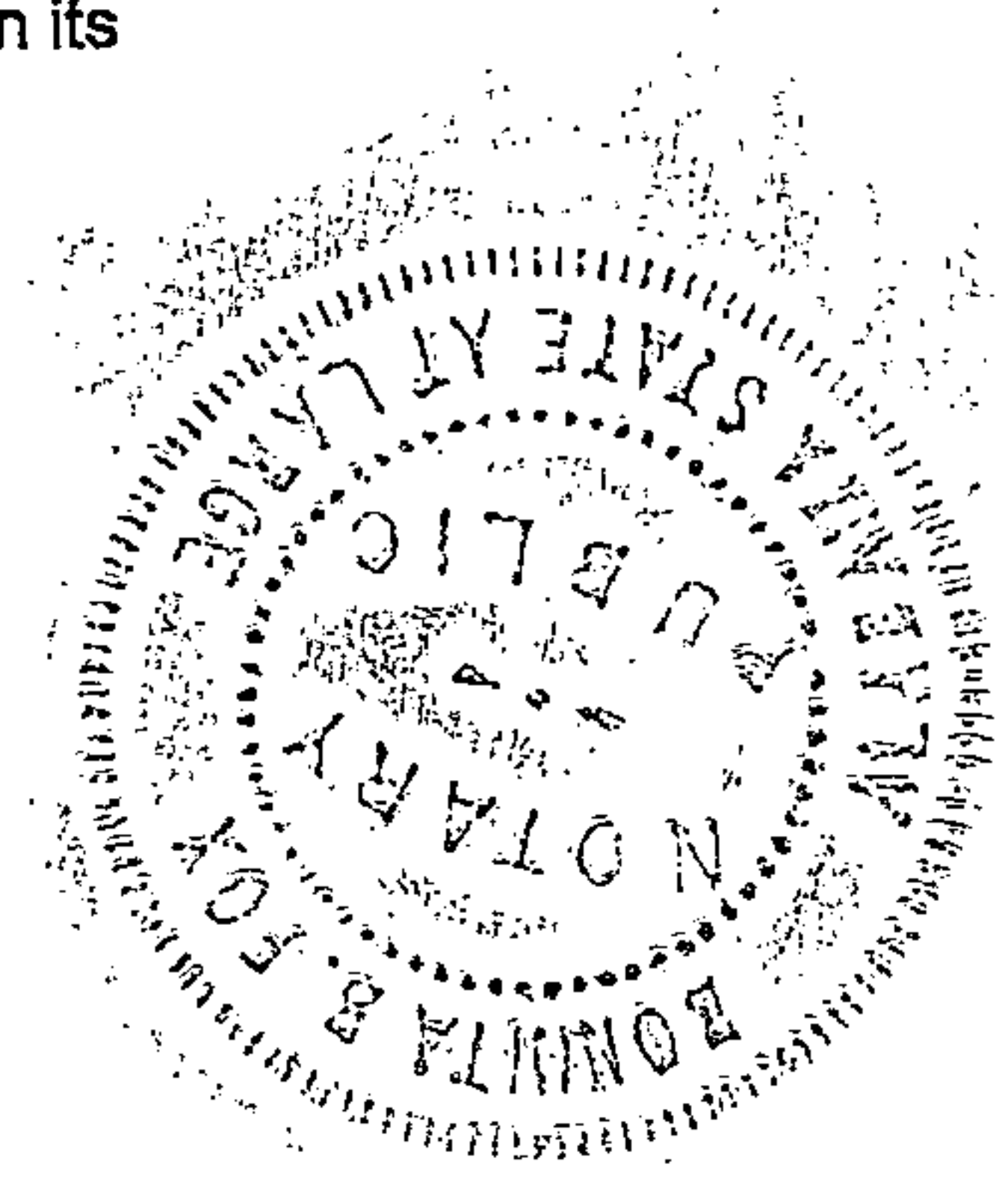
Witness

STATE OF Alabama
COUNTY OF

I, the undersigned notary public, in and for said State and County, hereby certify that John G. Reamer, Jr., Managing Member, of Waterford, LLC an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, in its capacity as such managing member on the day the same bears date.

Given under my hand and notarial seal on this the 19TH day of March, 2019.

Bonita B Fox
Notary Public
Printed Name Bonita B Fox
my commission exp. 2/15/21



Mailing Address of grantor:
~~400~~ 100 W. Oxmoor Rd.
Birmingham, AL 35209

Mailing Address of grantee:
3000 Gulf Breeze Pkwy
Gulf Breeze, FL 32563

This instrument Prepared By
and Return To:
John W. Monroe, Jr., of
Emmanuel, Sheppard & Condon
30 S. Spring St.
Pensacola, FL 32502
A0458-146493 rfk



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Shelby County, AL 03/25/2019
State of Alabama
Deed Tax: \$100.00