

Send tax notice to:  
CYNTHIA MARIE HILBRICH  
233 HILLCREST DRIVE  
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

2019511T

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Ninety-Seven Thousand Three Hundred Forty-Five and 00/100 (\$197,345.00) 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 **CYNTHIA MARIE HILBRICH** whose property address is: 233 HILLCREST DRIVE, MONTEVALLO, AL, 35115 (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 153, according to the map and survey of The Lakes at Hidden Forest Subdivision, Phase 2, as recorded in Map Book 37 and Page 122 A & B, as recorded 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 Subdivision, Phase 2, as recorded in Map Book 37 and 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 Hidden Forest Homeowner's Association, Inc., as recorded in Instrument #20101223000431730; together with Hidden Forest By-Laws Recorded in Instrument #20160520000172920.
5. Resolutions recorded in Instrument #20091006000378080; Instrument #20121213000476580 and Instrument #20131205000471840.
6. Covenants, Conditions and Restrictions as recorded in Instrument #20061108000548430.

\$187,478.00 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 16<sup>th</sup> day of September, 2019.

ADAMS HOMES, LLC

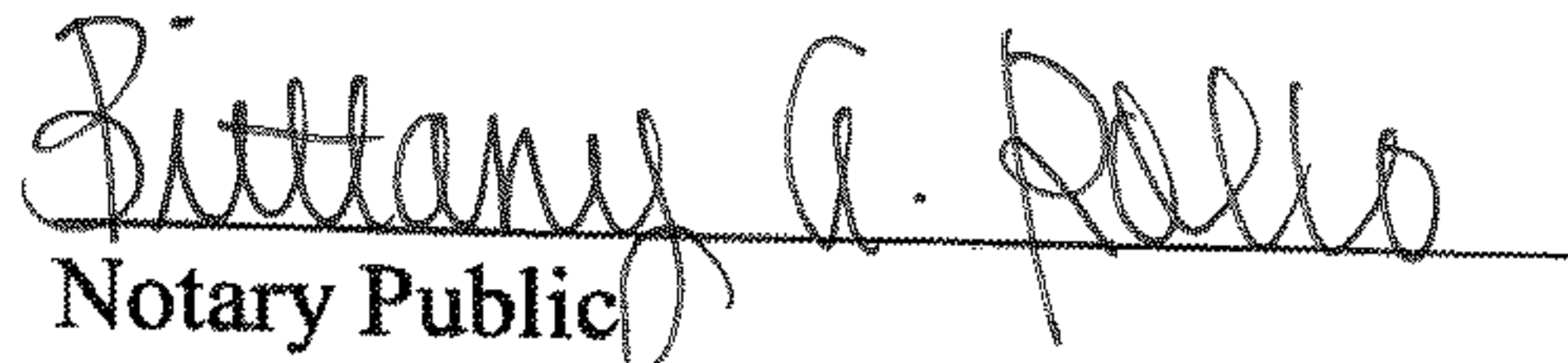


BY: DON ADAMS  
ITS: CHIEF FINANCIAL OFFICER

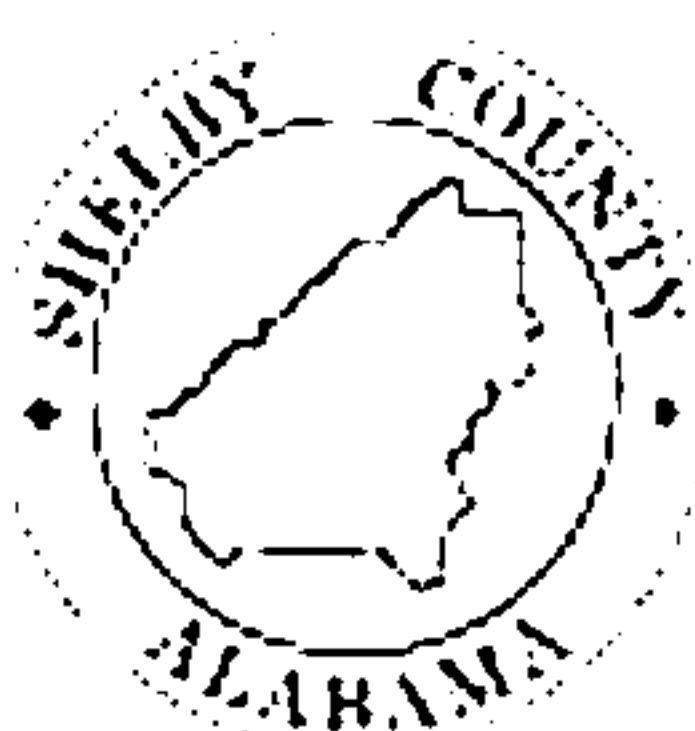
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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 16<sup>th</sup> day of September, 2019.



Notary Public  
Print Name: Brittany A. Rollo  
Commission Expires: 6/11/2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/27/2019 09:01:12 AM  
\$35.00 CHARITY  
20190927000353070

