

Send tax notice to:  
COURTNEY REIKO VAN DEVENTER  
433 MARSH CIRCLE  
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

2020044T

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixty-Six Thousand Two Hundred and 00/100 (\$166,200.00) 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 **COURTNEY REIKO VAN DEVENTER** whose property address is: **433 MARSH CIRCLE, 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, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 155, Old Ivy Subdivision, Phase 1, being a resurvey of portions of Lots 22 through 32 Tract Fifty-One Subdivision, Parcel "B", as recorded in Document 20050614000290310 and Map Book 35, Page 43-A, as amended in the plat recorded in, Map Book 36, Page 5a and 5b, in the Office of the Judge of Probate of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Old Ivy Subdivision, Phase I, as recorded in Plat Book 36, Page 5, 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, including those recorded in Book 114, Page 193 and Book 144, Page 196.
4. Timber Deed recorded in Instrument #1995-28005.
5. Easement in favor of Alabama Power Company as recorded in Book 121, Page 464, Book 188, Page 43, and Book 80, Page 195.
6. Articles of Incorporation of Old Ivy Homeowners Association, Inc. recorded in Instrument #20051104000574520 and Instrument #20120504000157040.
7. Conditions, covenants and restrictions as recorded in Instrument #20051104000574530; Instrument #20120504000157040 and Instrument #20050614000290310.

\$163,189.00 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 24<sup>th</sup> day of July, 2020

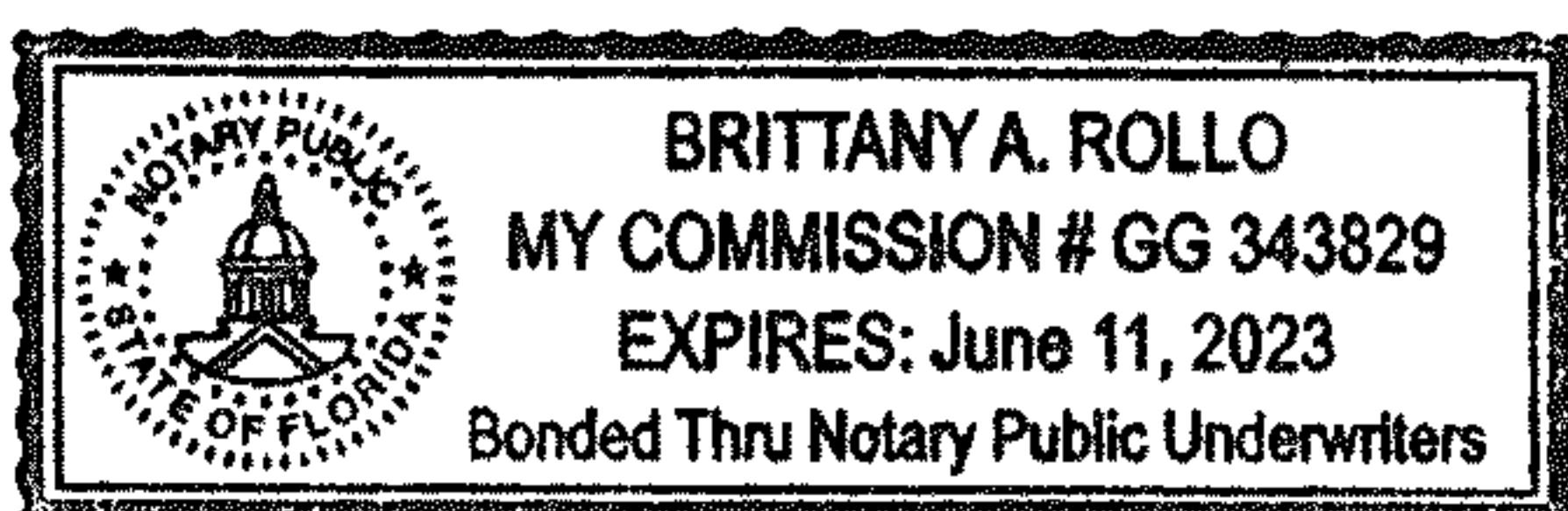
ADAMS HOMES, LLC

Don Adams  
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 24<sup>th</sup> day of July, 2020



Brittany A. Rollo  
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  
01/29/2020 11:07:08 AM  
\$28.50 CHERRY  
20200129000038340

Allen S. Beal