

20200204000045890

02/04/2020 11:31:48 AM

DEEDS 1/2

Send tax notice to:  
RAYMOND J PETTIGREW  
241 WATERFORD LAKE DRIVE  
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

2020038T

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Ninety-Four Thousand Two Hundred Fifty and 00/100 Dollars (\$194,250.00) 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 **RAYMOND J PETTIGREW and REBECCA S PETTIGREW** whose property address is: **241 WATERFORD LAKE DRIVE, 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 867A, 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,**

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 recorded map and 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,
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. A 15 foot dirt road running through Parcel I as shown on the Survey of R.C. Farmer & Associates, dated May 10, 1999.
5. Articles of Incorporation of the Waterford Village Homeowners Association, and By-laws as recorded in Instrument #1999-49065; Instrument #2001-12817; Instrument #2001-12819; Instrument #2001-12918 and Instrument #20110310000079910.
6. Conditions, covenants and restrictions as recorded in Instrument #1995-1640, Instrument #20040820000467090, Instrument #2004111500026600, Instrument #20110310000079910, and Instrument #20181016000366230.
7. Right of Way granted to Shelby County recorded in Book 240, Page 36.
8. Right of Way to the State of Alabama for Railroad recorded in Book 278, page 5.
9. Right of way in favor of Alabama Power Company recorded in Instrument #20060630000314990 and Instrument #20051031000564200.
10. Easement granted to BellSouth Telecommunications, Inc. recorded in Instrument #20060324000138380.
11. Release of damages recorded in Instrument #1995-1640 and Book 345, Page 744.

\$190,731.00 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 31<sup>st</sup> day of January, 2020.

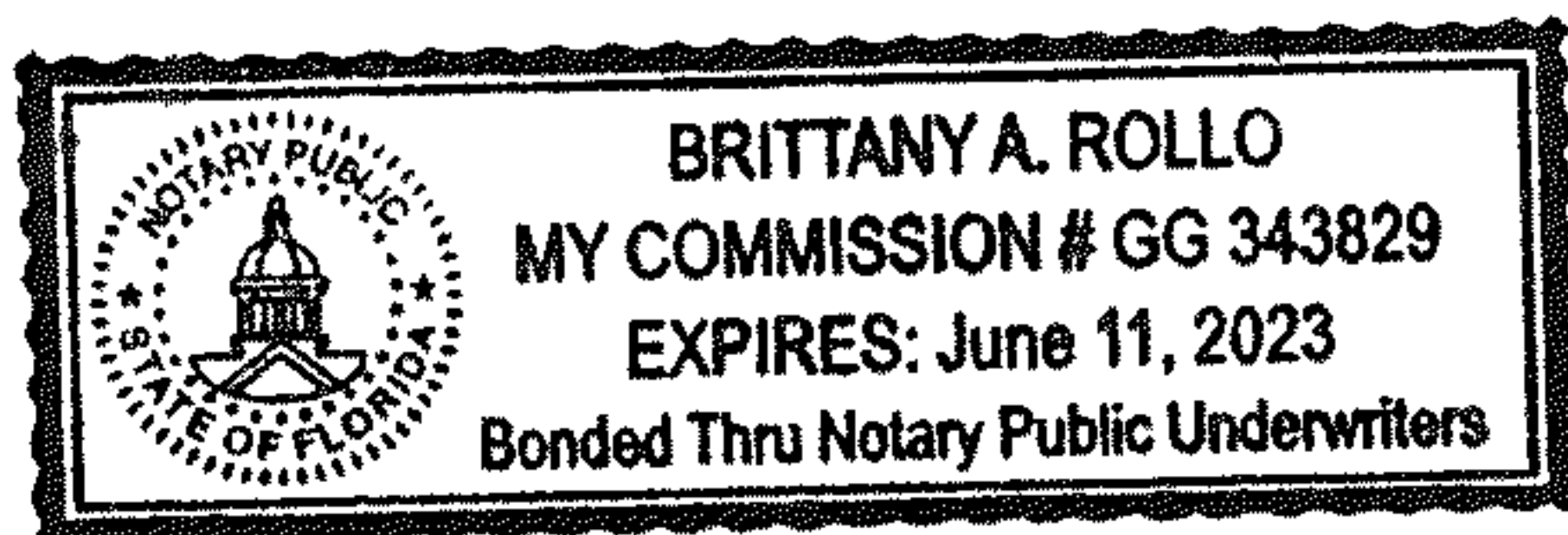
ADAMS HOMES, LLC

*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 31<sup>st</sup> day of January, 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  
02/04/2020 11:31:48 AM  
\$29.00 MISTI  
20200204000045890

*Allie S. Bayl*