

Send tax notice to:
RAYMOND HOWARD FRANKLIN, JR
428 UNION LOOP
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
Shelby COUNTY

2021399T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Eighty-Three Thousand Two Hundred Four and 00/100 Dollars (\$283,204.00) 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 HOWARD FRANKLIN, JR and KAREN S FRANKLIN** whose property address is: **428 UNION LOOP, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 133, Colonial Oaks Subdivision, Phase 2, according to the Plat thereof, recorded in Map Book 53, Page(s) 28, in the Office of Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements and building setback lines as shown on the map and survey of Colonial Oaks Subdivision, Phase 2, according to the Plat thereof, recorded in Map Book 53, Page(s) 28, in the Office of 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.
4. Ordinance No. 03W recorded in Instrument #20031125000773170.
5. Right of way Deed to Shelby County, Alabama recorded in Deed Book 124, Page 200, and 201.
6. Easement in favor of Alabama Power Company recorded in Deed Book 236, Page 825, and Instrument #20080401000129940.
7. Line permits to Alabama Power Company recorded in Deed Book 112, Page 456, Deed Book 123, Pages 428, 432 and 433; Deed Book 134, Page 112, Deed Book 235, Page 321, Deed Book 248, Page 372, in the Office of the Judge of Probate Court of Shelby County, Alabama.
8. Covenants, Conditions and Restrictions as recorded in Instrument 20071106000512030, and Instrument 20080618000249120.

\$206,204.00 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 26th day of August, 2021.

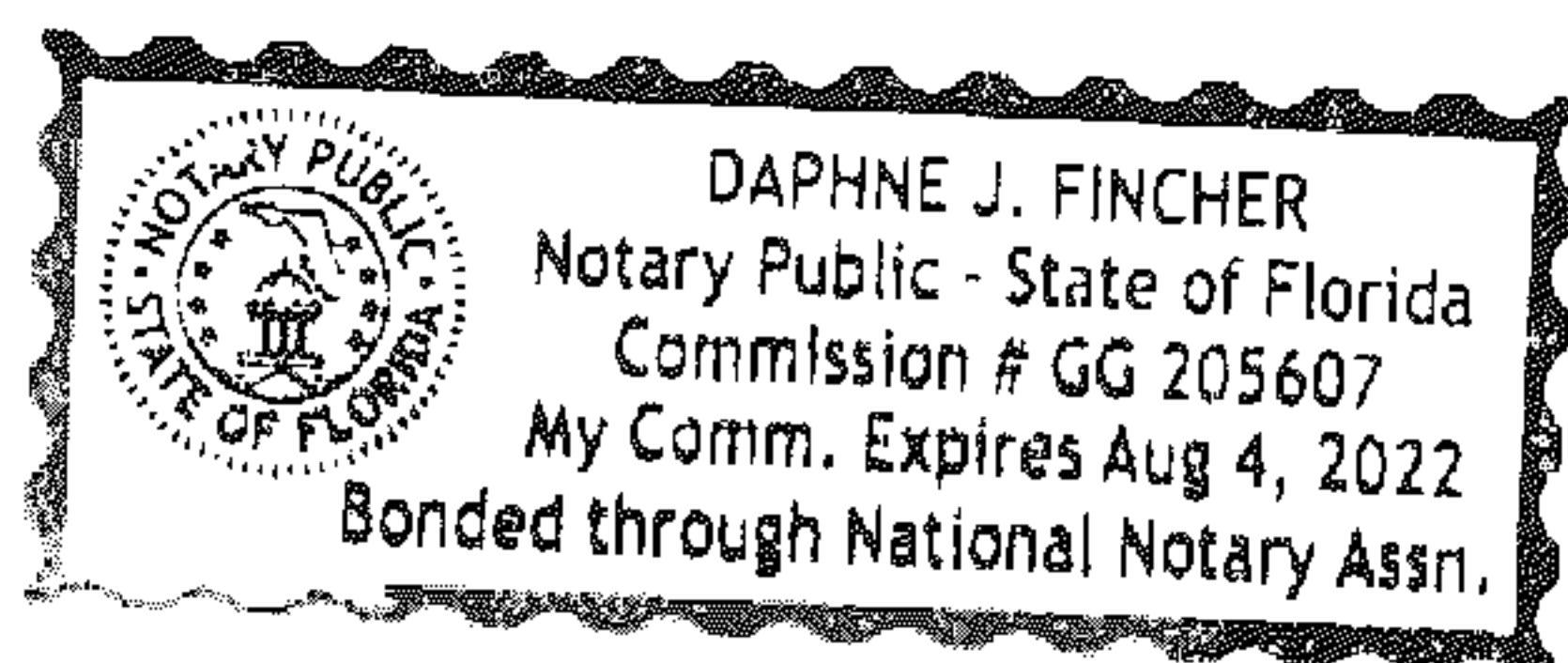
ADAMS HOMES, LLC

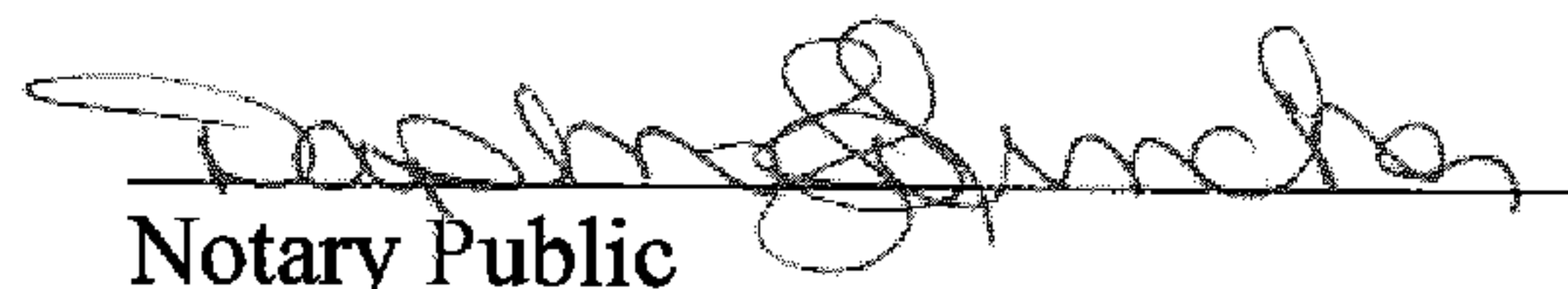

BY: DON ADAMS
ITS: CHIEF FINANCIAL OFFICER

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 26th day of August, 2021.




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
08/30/2021 10:28:52 AM
\$102.00 JOANN
20210830000421070

