

Send tax notice to:
JAMES HENRY GARNER
121 REVOLUTIONARY WAY
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

2021934T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Four Thousand Eight Hundred and 00/100 Dollars (\$304,800.00) 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 **JAMES HENRY GARNER and DARLENE ADAMS GARNER** whose property address is: **121 REVOLUTIONARY WAY, 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 3 according to the map and survey of Colonial Oaks Phase 2, recorded in Plat Book 39, Page 45, and re-recorded in Map Book 53, page 28, of the Probate Records of Shelby County, Alabama.

SUBJECT TO:

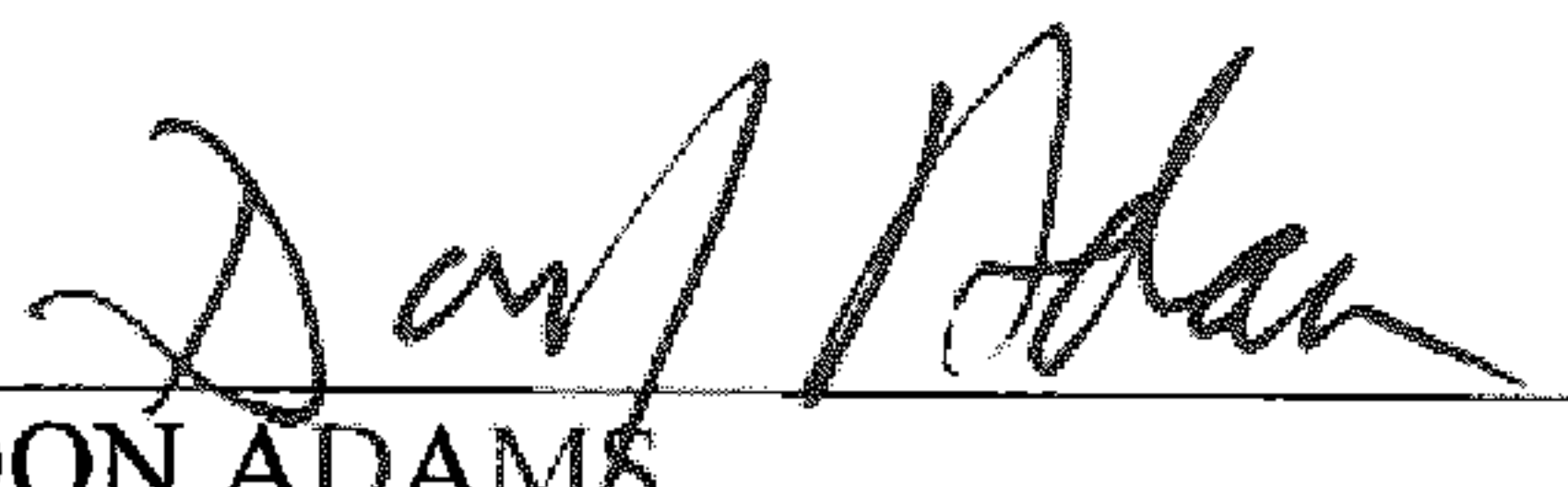
1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Colonial Oaks Phase 2, recorded in Plat Book 39, Page 45, and re-recorded in Map Book 53, page 28, of the Probate Records of 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. Conditions, covenants and restrictions recorded in Instrument #20071106000512030 and Instrument #20080618000249120.
5. Easement and Restrictive Covenants for Underground Facilities granted to Alabama Power Company in Instrument #20080401000130200 and Instrument #20210407000175880,
6. Ordinance recorded in Instrument #20031125000773170. Articles of Incorporation recorded in Instrument #20071106000512020. Right of way to Shelby County, Alabama recorded in Book 124, page 200 and Book 124, page 201.
7. Line permits granted to Alabama Power Company recorded in Book 112, Page 456; Book 123, Page 428, 432 and 433; Book 134, Page 112; Book 235, Page 321 and Book 248, Page 372
8. Easement granted to Alabama Power Company as recorded in Book 236, page 825 Instrument #20080401000129940.

\$289,560.00 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 30 day of December, 2021.

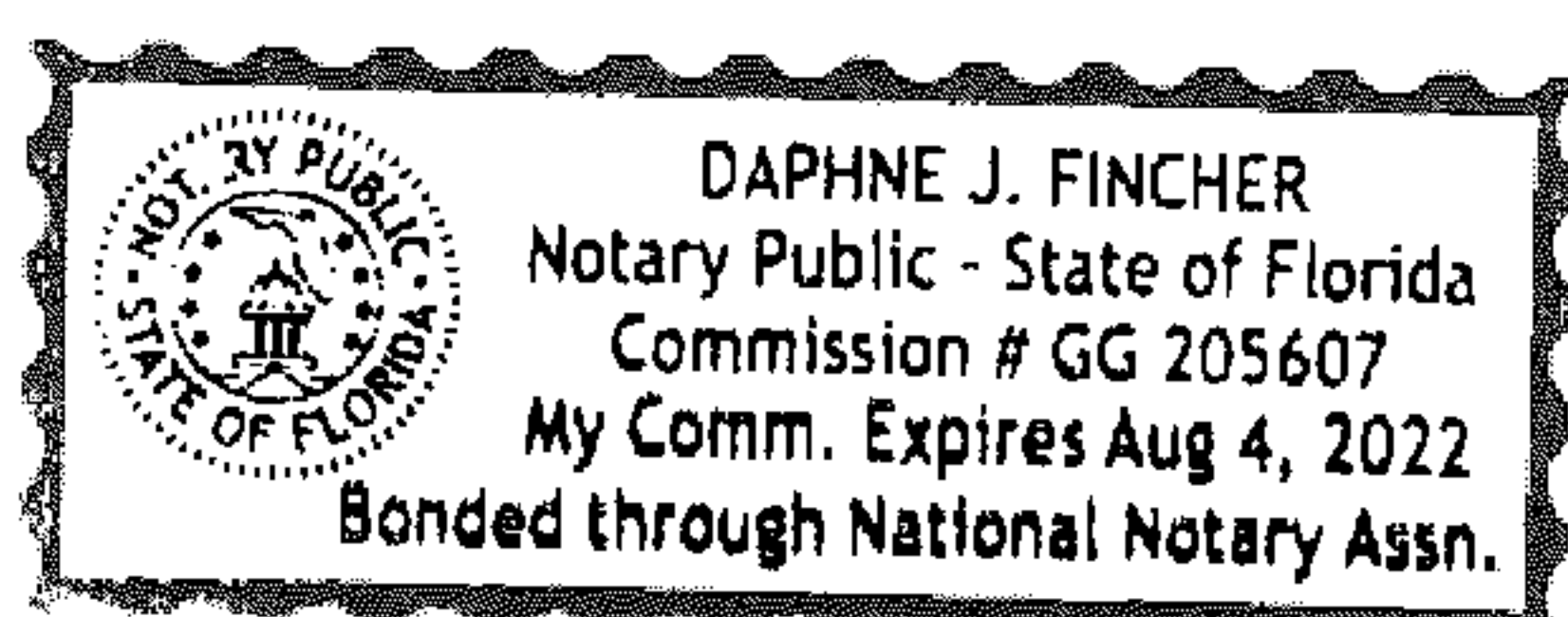
ADAMS HOMES, LLC

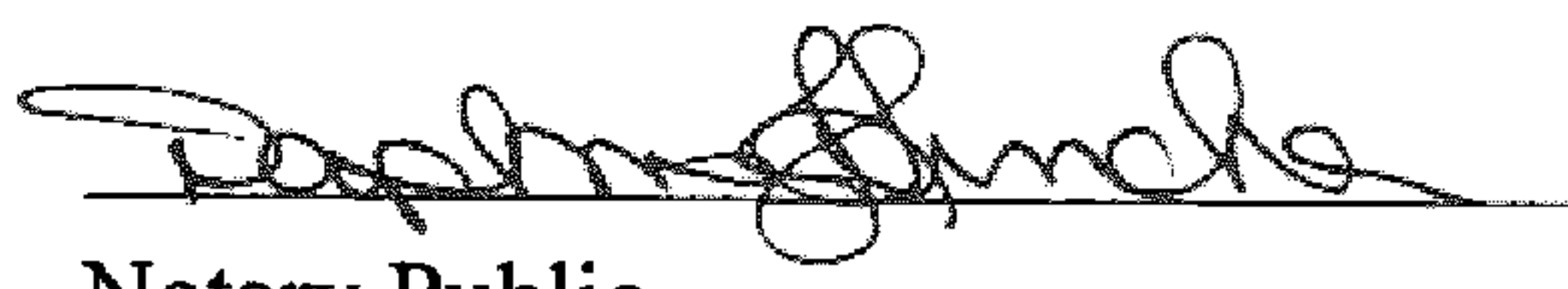

BY: DON ADAMS
ITS: CHIEF FINANCIAL OFFICER

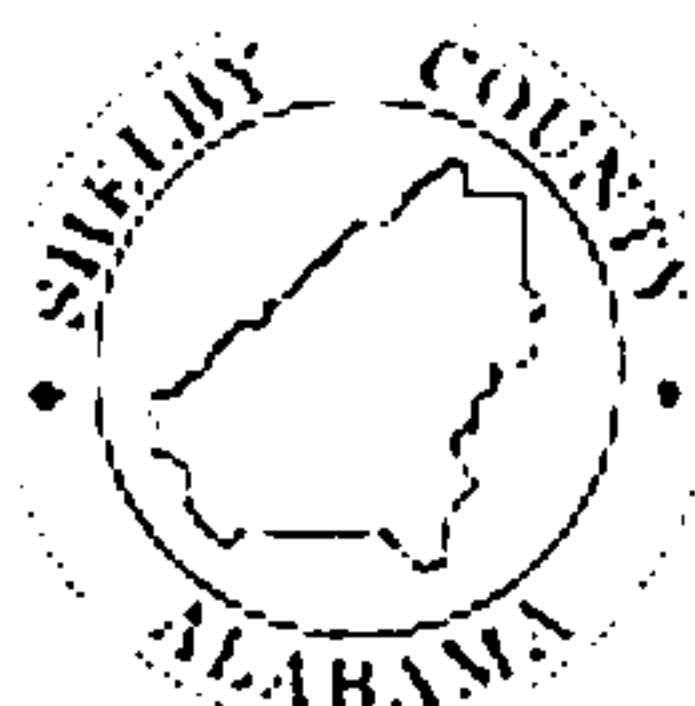
STATE OF FLORIDA
COUNTY OF ESCAMBIA

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 30 day of December, 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
01/04/2022 11:00:08 AM
\$40.50 CHARITY
20220104000001720

