

Send tax notice to:
ANN NYAMBURA MUNENE
1102 SILVER CREEK LANE
ALABASTER, AL, 35007

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

2022056T

20220401000133250
04/01/2022 11:25:36 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Thirty-One Thousand One Hundred Fifty and 00/100 Dollars (\$331,150.00) 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 **ANN NYAMBURA MUNENE and PETER MUGO MUNENE** whose property address is: **1102 SILVER CREEK LANE, ALABASTER, AL, 35007** (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 343, Silver Creek, Sector III, Phase III, as shown on map of said plat recorded in Map Book 40, Page 17, in the Office of the Judge of Probate 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 the recorded map and survey of Silver Creek, Sector III, Phase III, as shown on map of said plat recorded in Map Book 40, Page 17, 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 as recorded in Deed Book 121, page 294; Deed Book 127, page 140; Deed Book 9, page 302; Deed Book 255, page 168; Deed Book 6, page 16; Deed Book 111, page 625 and Deed Book 268, page 344.
4. Transmission line permits granted to Alabama Power Company as recorded in Book 105, Page 25; Book 105, Page 26 and Book 117, Page 280.
5. Easements granted to Alabama Power Company recorded in Instrument #20050804000396630 and Instrument #20050804000396640.
6. Easement to Plantation Pipe Line Company recorded in Book 112, Page 378.
7. Agreement with the City of Alabaster as recorded in Instrument #1998-29227.
8. Assignment of Developer recorded in Instrument #2002-30821. Articles of Incorporation of Silver Creek Homeowners Association as recorded in Instrument #20040618000331080.
9. Covenants, Conditions and Restrictions as recorded in Instrument #2000-30023; amended in Instrument #2001-25063; Instrument #2002-17873; #20080527000212520; Instrument #20071008000468800; Instrument #201211300000458550; and Instrument #20160303000067770.
10. Right of way and Easements granted to Alabama Power Company as recorded in Deed Book 65, page 1; Book 69, page 458; Deed Book 69, page 459; Deed Book 332, page 554; Book 135, Page 34; Book 151, Page 449;

\$256,150.00 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 J. ADAMS, AUTHORIZED AGENT who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 30 day of March, 2022.

ADAMS HOMES, LLC

Don J. Adams
BY:
ITS: AUTHORIZED AGENT

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DON J. ADAMS, whose name as AUTHORIZED AGENT 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 March, 2022.



Courtney Morrison
Notary Public
Print Name: Courtney L. Morrison
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2022 11:25:36 AM
\$100.00 CHARITY
20220401000133250

Allen S. Bayl