

Send tax notice to:
CHARLES DICKINSON
425 HARLESS 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

2022553T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Seven Thousand Five Hundred and 00/100 Dollars (\$407,500.00) 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: 100 W GARDEN STREET, PENSACOLA, FL 32502 (hereinafter referred to as "Grantor") by **CHARLES DICKINSON and LYNDIA DICKINSON** whose property address is: **425 HARLESS 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 41 of Dawson's Cove, according to the Plat thereof, recorded in Plat Book 56, Page(s) 4-A through 4-C, as corrected in Scrivener's Affidavit recorded in Instrument Number 20220413000151370 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Dawson's Cove, according to the Plat thereof, recorded in Plat Book 56, Page(s) 4-A through 4-C, as corrected in Scrivener's Affidavit recorded in Instrument Number 20220413000151370 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.
4. Covenants, conditions and restrictions as recorded in Instrument #20220407000144540, in the Probate Office of Shelby County, Alabama.
5. Right of Way to Alabama Power Company recorded in Instrument #20150608000190530 and Instrument #20220506000186840, in the Probate Office of Shelby County, Alabama.
6. Lease Agreement recorded in Instrument #20140507000137160, being further assigned in Instrument #20191203000445700 and Instrument #20201201000546130, in the Probate Office of Shelby County, Alabama.
7. Ordinance recorded in Instrument #20201007000455520, in the Probate Office of Shelby County, Alabama.

\$422,170.00 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 30th day of December, 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 30th day of December, 2022



Tara A. Mullen
Notary Public
Print Name: **Tara A. Mullen**
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2023 11:55:24 AM
\$26.00 JOANN
20230105000004530

Alli S. Bayl