

Send tax notice to:
KAREN ANN ROSENOW
405 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

2021785T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Eighty-Three Thousand Two Hundred Four and 00/100 (\$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 **KAREN ANN ROSENOW** whose property address is: **405 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 127, according to the map and survey of Colonial Oaks Phase 2, recorded in Plat 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 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, Instrument #20080618000249120, and Instrument #20201005000448810.
5. Ordinance recorded in Instrument #20031125000773170.
6. Articles of Incorporation recorded in Instrument #20071106000512020.
7. Right of way to Shelby County, Alabama recorded in Book 124, page 200 and Book 124, page 201.
8. 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
9. Easement granted to Alabama Power Company as recorded in Book 236, page 825 Instrument #20080401000129940.

\$0.00 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 J. ADAMS, its AUTHORIZED AGENT, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 19th day of November, 2021.

ADAMS HOMES, LLC

Don J. Adams
BY: DON J. ADAMS
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 19th day of November, 2021.

Courtney L. 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
11/24/2021 10:00:03 AM
\$308.50 BRITTANI
20211124000564620

Allie S. Bayl