

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Ricky Pickett, a married man, the grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said grantor by ADAMS HOMES, L.L.C., a Alabama Limited Liability Company the grantee does hereby GRANT, BARGAIN, SELL AND CONVEY unto said grantee and to its successors and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

Lot 7, Colonial Oaks Subdivision, Phase 1, according to the Plat thereof, recorded in Map Book 39, Page(s) 45 and re-recorded in Map Book 39, Page 115, in the records of the Office of Judge of Probate of Shelby County, Alabama.

Lots 28, 31 and 126, 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.

This property is not the homestead of the grantor.

WITNESSETH: That the said Grantor, for and in consideration of the purchase price of the property being \$136,000.00, and other good and valuable considerations to the Grantor in hand paid by the Grantees

Subject to the following:

1. Restrictions, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Map Book 39, Page 45 and re-recorded Map Book 39, Page 115, and Map Book 53, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.
2. Restrictions, covenants, condition, reservations and easements recorded in Instrument Number 20071106000512030 as amended in Instrument Number 20080618000249120, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Articles of Incorporation recorded in Instrument Number 20071106000512020, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Ordinance No. 03W recorded in Instrument Number 20031125000773170 in the Office of the Judge of Probate of Shelby County, Alabama.
5. Right of way Deed to Shelby County, Alabama recorded in Deed Book 124, Page 200 and 201, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Easement in favor of Alabama Power Company recorded in Deed Book 236, Page 825, and Instrument Number 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.

together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in anywise appertaining thereto; TO HAVE AND TO HOLD the same unto said grantee and to its successors and assigns in fee simple, forever.

And, except as to the above and the taxes hereafter falling due, said grantor, for itself, its successors and assigns, hereby covenants with said grantee, its successors and assigns that it is seized of an indefeasible estate in fee simple in and to said property, that it has a good and lawful right to convey the same, that said property is free and clear of all encumbrances, that it has the right to the possession, quiet use and enjoyment of the said property and that it does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof unto said grantee and its successors and assigns against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its thereunto duly authorized officer on this 27th day of January, 2022.

Kay Hardin Kay Hardin
Witness

Ricky Pickett
Ricky Pickett

Katelyn Dutton Katelyn Dutton
Witness

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned notary public, in and for said State and County, hereby certify that Ricky Pickett, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this the 26th day of January, 2022.

Deanne Candace Caywell

Notary Public
Printed Name
my commission exp.

MY COMMISSION EXPIRES OCTOBER 15, 2025

Mailing Address of grantor:
1005 Marvel Rd.
Brierfield, Alabama 35035

Mailing Address of grantee:
3000 Gulf Breeze Pkwy
Gulf Breeze, FL 32563

This instrument Prepared By
and Return To:
John W. Monroe, Jr., of
Emmanuel, Sheppard & Condon
30 S. Spring St.
Pensacola, FL 32502
A0458-157100 rfk



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantee's Name Adams Homes, LLC
Mailing Address 3000 Gulf Breeze Parkway
Gulf Breeze, Florida 32563

Grantor's Name Ricky Pickett
Mailing Address 1005 Marvel Rd.
Brierfield, Alabama 35035

Property Address Union Dr., Montevallo, Alabama
35115

Date of Sale 01/27/2022

Total Purchase Price \$136,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/27/2022 01:29:03 PM
\$164.00 JOANN
20220127000038420

Allen S. Boyd

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other _____

If the conveyance document presented for recordation contains all the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 01/27/2022

Print GLENN H. SCHNEITER

Unattested

(verified by)

Sign *Glenn H. Schneiter*
(Grantor/Grantee/Owner/Agent) circle one