

Send tax notice to:

RED MOUNTAIN RESOURCES, LLC

912 Edenton Street  
Birmingham, AL 35242

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

2022509

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Eight Thousand Five Hundred and 00/100 Dollars (\$148,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOSEPH J ADAMS, JR. and TRUDY STEELE ADAMS, HUSBAND AND WIFE** whose mailing address is: 619 Talon Trace, Birmingham, AL 35242 (hereinafter referred to as "Grantors") by **RED MOUNTAIN RESOURCES, LLC, A LIMITED LIABILITY COMPANY** whose property address is: **725 HICKORY HOLLOW, CHELSEA, AL, 35043** 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 44, according to the Final Plat The Highlands of Chelsea, Phase 1, Sector 2, a Residential Subdivision as recorded in Map Book 53, Page 62A & 628, in the Probate Office of Shelby County, Alabama.**

**Together with rights in and to the use of Oakview Parkway, a private road for ingress/egress and a 60' easement for ingress/egress shown as Oakridge Way and a 60' easement for ingress/egress shown as Hickory Hollow, all being shown on Map Book 53, Page 62A & 628 in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

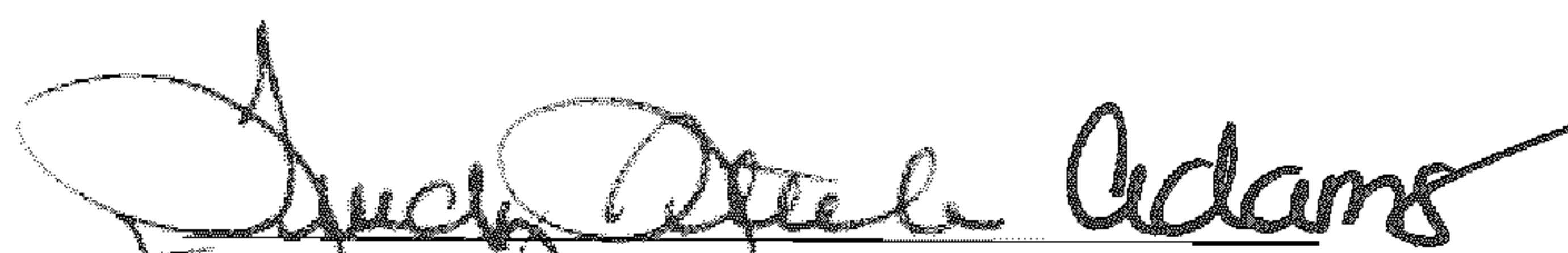
1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Building line(s) per map.
3. Easement(s) per map.
4. Restrictions per map
5. Declaration of Protective Covenants and Restrictions to be filed for record.
6. Transmission line permit to Alabama Power Company, recorded in Deed Book 163, page 433, in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Power Company recorded in Instrument 2006052600025048 and Instrument 20180606000198810 and Instrument 20200902000388230, in the Probate Office of Shelby County, Alabama.
8. Right of way to Shelby County, recorded in Deed Book 180, Page 604, in the Probate Office of Shelby County, Alabama.
9. Easement to Alabama Gas Corporation, as recorded in Instrument 1993-38334, in the Probate Office of Shelby County, Alabama.
10. Easement to BellSouth Telecommunications, LLC, as recorded in Instrument 2015071700024386, in the Probate Office of Shelby County, Alabama.
11. Permanent Easement Deed as recorded in Instrument 20180426000140630 in the Probate Office of Shelby County, Alabama.
- 12.

**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 28<sup>th</sup> day of September, 2022.

  
TRUDY STEELE ADAMS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TRUDY STEELE ADAMS whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

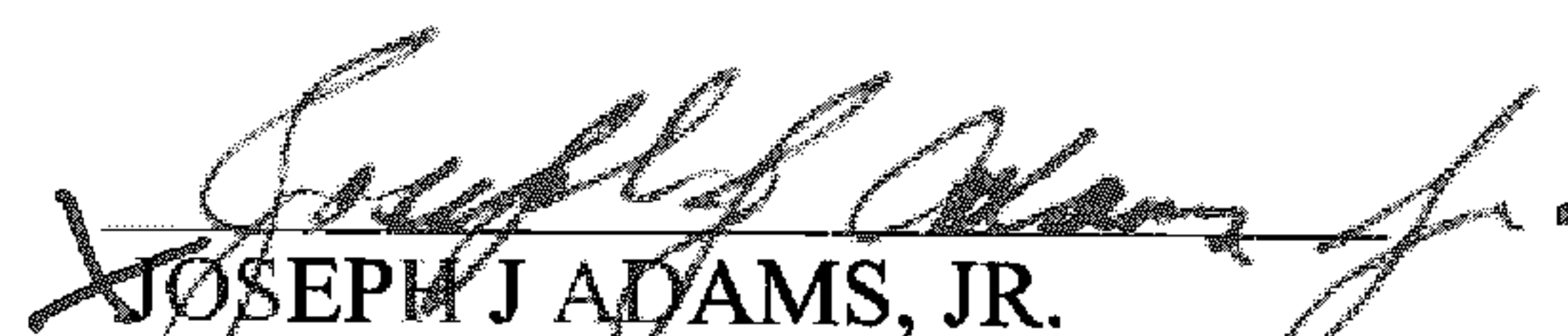
Given under my hand and official seal this the 28<sup>th</sup> day of September, 2022.

  
Notary Public

Print Name: Charles D. Stewart, Jr.

Commission Expires: 4-30-24

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29 day of September, 2022.

  
JOSEPH J ADAMS, JR.

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOSEPH J ADAMS, JR. whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of September, 2022.

  
Notary Public

Print Name: Charles D. Stewart, Jr.

Commission Expires: 4-30-24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/03/2022 11:49:01 AM  
\$173.50 JOANN  
20221003000376990

Allen S. Byrd