

Send tax notice to:  
MONIQUE I. PETTWAY  
194 WATERFORD LAKE DRIVE  
CALERA, AL, 35040

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2023220T

Shelby COUNTY

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Two Thousand Seven Hundred Twenty-Five and 00/100 Dollars (\$302,725.00) 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 **MONIQUE I. PETTWAY and ALEX L. RAMOS** whose property address is: **194 WATERFORD LAKE DRIVE, CALERA, AL, 35040** (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 886A, of the Resurvey of Lots 853 through 924, Waterford Townhomes Sector 2, as of record in Map Book 49, Page 91, recorded in the Office of the Judge of Probate of Shelby County, Alabama, to which plan reference is hereby made for a more complete legal description.**

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 of the Resurvey of Lots 853 through 924, Waterford Townhomes Sector 2, as of record in Map Book 49, Page 91, recorded 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 recorded in Book 345, page 744 and Instrument #1995-01640.
4. Right of Way granted to Shelby County in Book 240, Page 36, of the Probate Records of Shelby County, Alabama.
5. Grant for Railroad granted to State of Alabama in Book 278, Page 5, of the Probate Records of Shelby County, Alabama.
6. Easement granted to BellSouth Telecommunications, Inc. in Instrument 20060324000138380.
7. Right of Way granted to Alabama Power Company in Instrument 20060630000314990, and Instrument 20051031000564200.
8. Articles of Incorporation of the Waterford Cove Homeowners Association, and

**\$302,725.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, as joint tenants with right of survivorship, its successors and assigns forever.

Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

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 7<sup>th</sup> day of August 2023

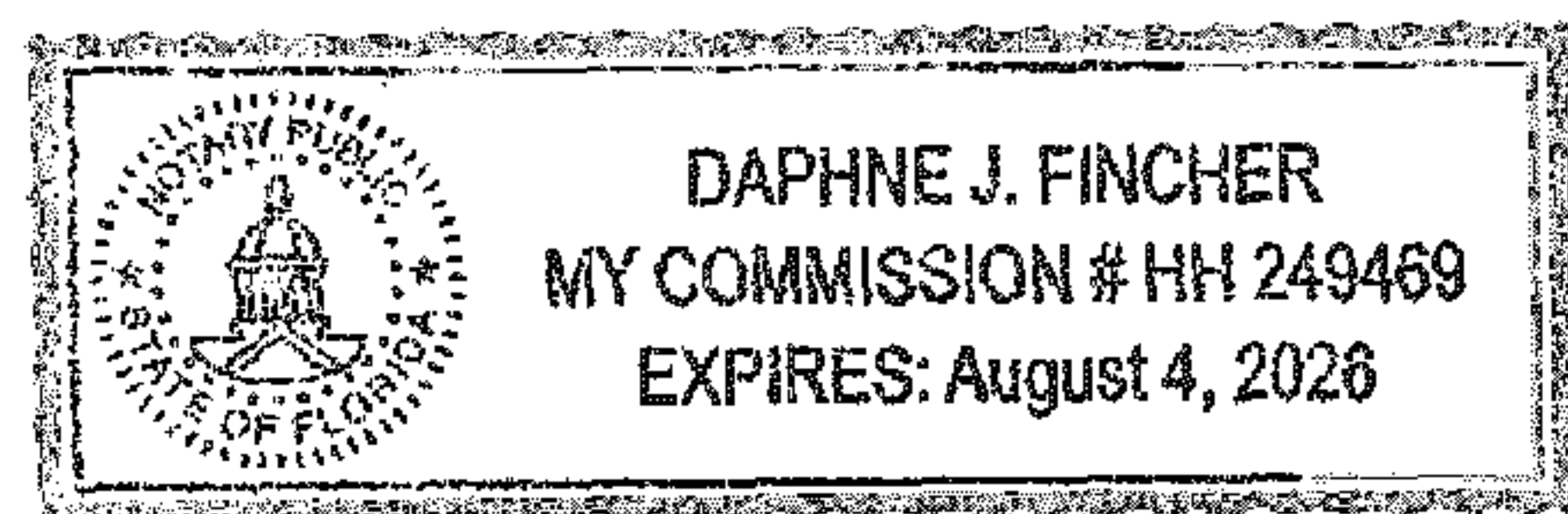
ADAMS HOMES, LLC

BY: *Don 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 7<sup>th</sup> day of August, 2023.



*Daphne Fincher*

Notary Public

Print Name: Daphne J Fincher

Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/08/2023 03:24:41 PM  
\$26.00 BRITTANI  
20230808000239720

*Allie S. Bayl*