

Send tax notice to:

Ralph E Ryan
289 Union Drive
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
Shelby COUNTY

2024063T

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seven Thousand Eight Hundred Twenty-Eight and 00/100 and 00/100 (\$307,828.00) **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 "Grantors") by **Ralph E Ryan and Sonya M Ryan whose property address is 289 Union Drive, Montevallo, AL, 35115** (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 120, Colonial Oaks Phase III, Sector 1, according to the map or plat thereof, recorded in Plat Book 57, page 54, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Colonial Oaks Phase III, Sector 1, according to the map or plat thereof, recorded in Plat Book 57, page 54, 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. Conditions, covenants and restrictions recorded in Instrument #20071106000512030; Instrument #20080618000249120; Instrument #20161109000413500; and Instrument #20201005000448810.
5. Easement granted to Alabama Power Company recorded in Deed Book 236, page 825 and in Instrument #20080401000129940,
6. Ordinance recorded in Instrument #20031125000773170.
7. Articles of Incorporation recorded in Instrument #20071106000512020.
8. Right of way to Shelby County, Alabama recorded in Book 124, page 200 and Book 124, page 201.
9. 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.
10. Easement granted to Alabama Power Company as recorded in Book 236, page 825 Instrument #20080401000129940.

\$136,400.00 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.
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 Adams, its Chief Financial Officer, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 11th day of March, 2024.

Adams Homes, LLC

Don Adams

BY: Adams Homes, LLC

ITS: Chief Financial Officer

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Don Adams, whose name as Chief Financial Officer 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 company.

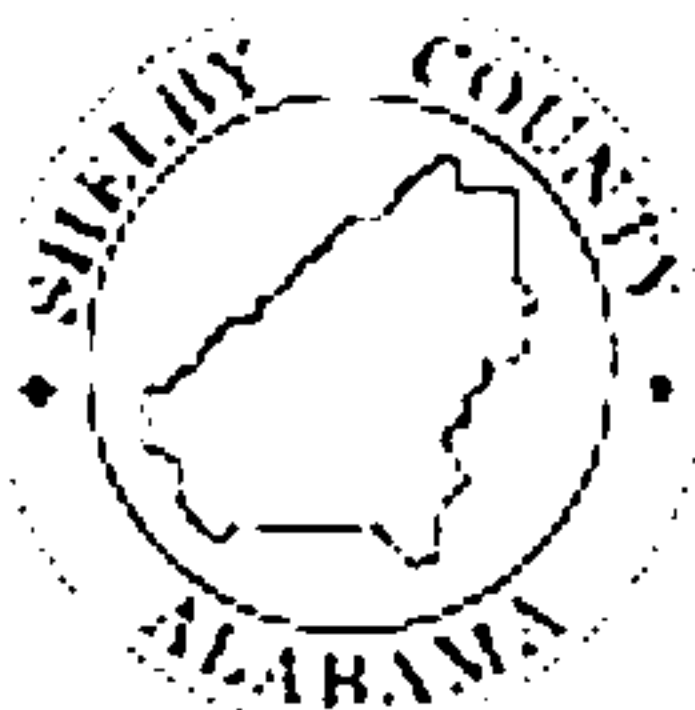
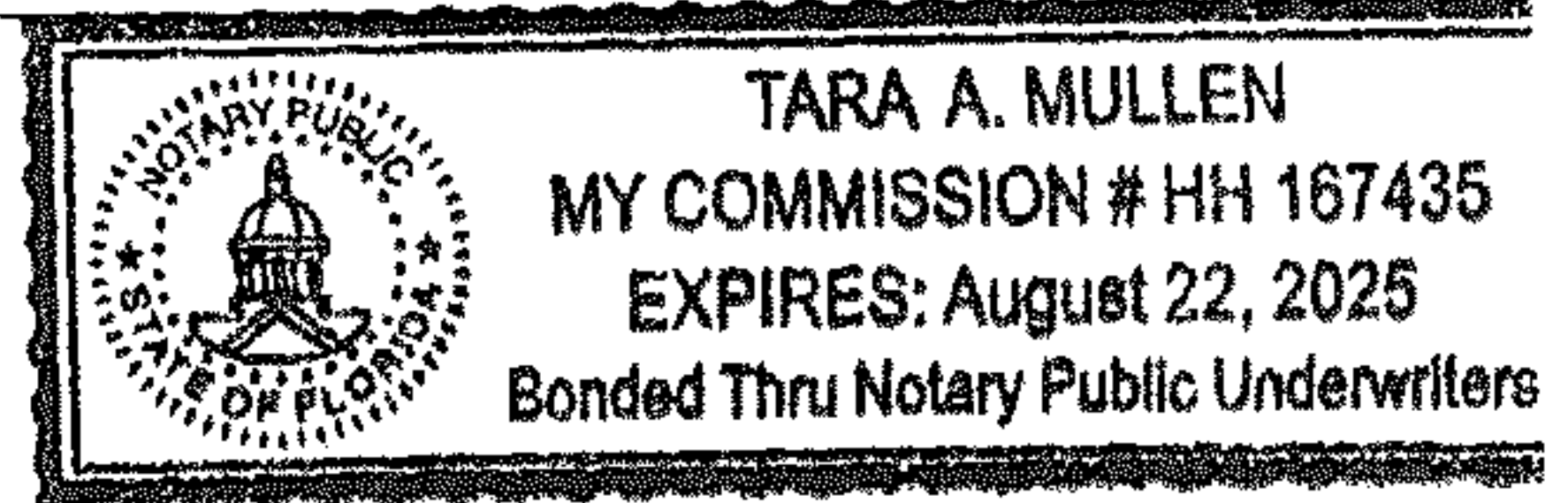
Given under my hand and official seal this the 11th day of March, 2024.

Tara A. Mullen

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/13/2024 11:17:14 AM
\$196.50 PAYGE
20240313000068230

Allie S. Byrd