

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Emerald Ridge IV, LLC, an Alabama limited liability company, 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:

Lots 17 thru 24, 41 thru 51, and 69 thru 74, EMERALD RIDGE SECTOR IV, according to the map or plat thereof, recorded in Plat Book 58, Page(s) 69A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

WITNESSETH: That the said Grantor, for and in consideration of the purchase price of the property being \$1,062,500.00 and valuable considerations to the Grantor in hand paid by the Grantees

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.

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 58, Page 69A&B, in the Office of the Judge of Probate Court of Shelby County, Alabama.
2. All taxes and assessments for the year 2024 and subsequent years.
3. Easement recorded in Instrument No. 20230119000016030, in the Office of the Judge of Probate Court of Shelby County, Alabama.
4. Declaration of Easements, Covenants, Conditions and Restrictions recorded in Instrument No. 20231010000301360, in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its thereunto duly authorized officer on this 11th day of April, 2024.

Emerald Ridge IV, LLC, an Alabama limited liability company

BY: _____

Jason E. Spinks, Manager

Witness

STATE OF Alabama

COUNTY OF *Shelby*

I, the undersigned notary public, in and for said State and County, hereby certify that Jason E. Spinks, Manager of Emerald Ridge IV, LLC, an Alabama limited liability company, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company, in its capacity as such Manager on the day the same bears date.

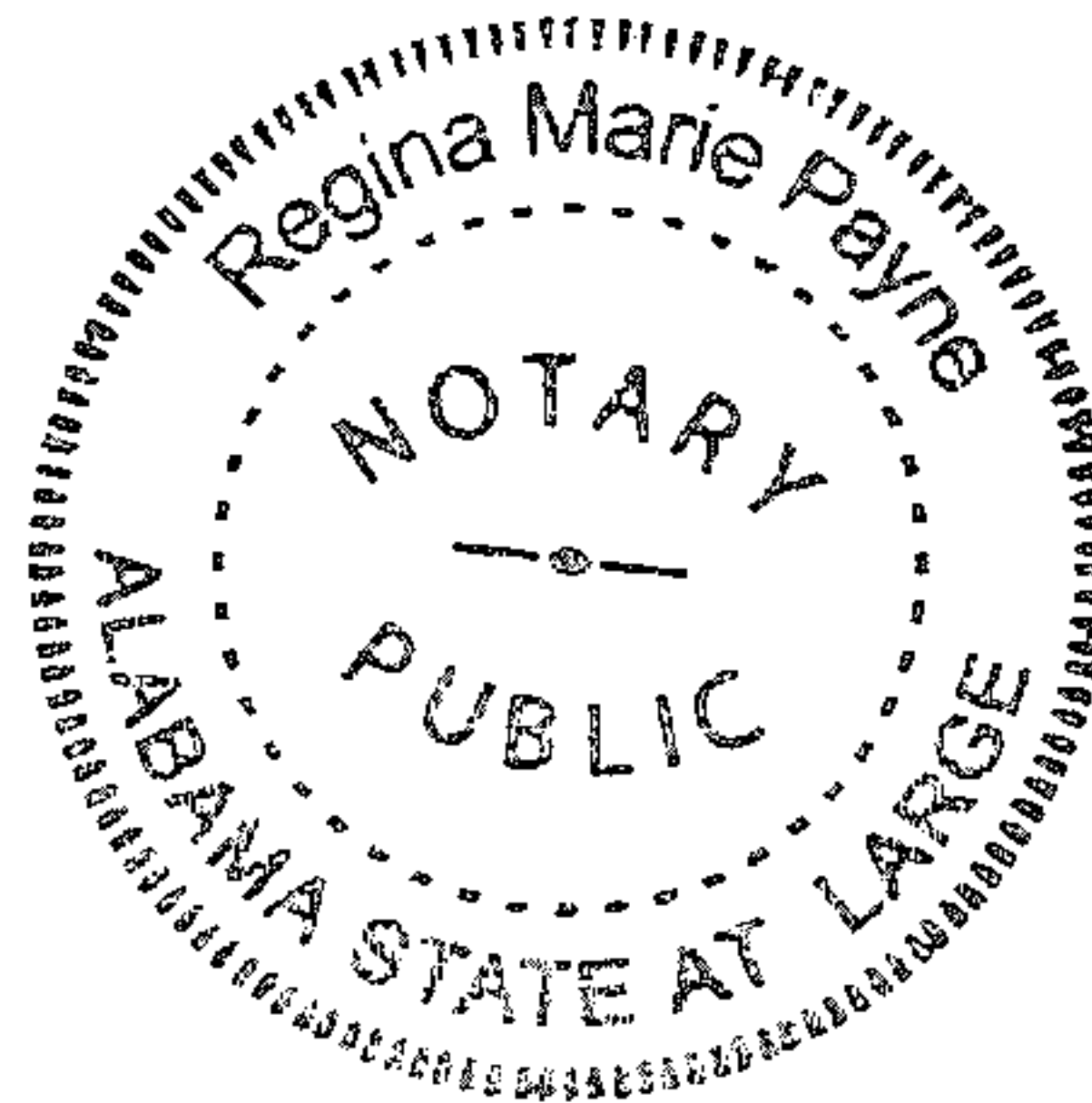
Given under my hand and notarial seal on this the 11th day of April, 2024.

Regina Marie Payne
Notary Public
Printed Name *Regina Marie Payne*
My Commission Exp. *4-4-26*

Mailing Address of grantor:
3360 Davey Allison Blvd
Hueytown, AL 35023

Mailing Address of grantee:
100 W. Garden St. 2nd Fl
Pensacola, FL 32502

This instrument Prepared By
and Return To:
John W. Monroe, Jr., of
Emmanuel, Sheppard & Condon
30 S. Spring St.
Pensacola, FL 32502
A0458-162649



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, LLCGrantor's Name Emerald Ridge IV, LLCMailing Address 100 West Garden Street, Second FloorMailing Address 3360 Davey Allison Blvd. Hueytown, Alabama 35023Pensacola, Florida 32502Property Address Turquoise Lane, Calera, Alabama 35040Date of Sale 04/11/2024Total Purchase Price \$1,062,500.00

or

Actual Value

\$ _____

or

Assessor's Market Value \$ _____

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☐ Appraisal☐ Sales Contract☐ Other _____☒ Closing Statement

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 04/11/2024

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/12/2024 02:31:34 PM
\$1090.50 BRITTANI
20240412000105740

Allison S. Byrd

Form RT-1