

Send tax notice to:

Kambiz Adeli
151 Pure Leaf Drive
Wilsonville, AL, 35186

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2024270T

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Seven Thousand Five Hundred Sixty-Nine and 00/100 and 00/100 (\$297,569.00) **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 **Kambiz Adeli and Fariba Adeli whose property address is 151 Pure Leaf Drive, Wilsonville, AL, 35186** (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 15A, in 2010 Resurvey of Yellow Leaf Farms, as recorded in Map Book 41, Page 139, in the Probate Office of the 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 2010 Resurvey of Yellow Leaf Farms, as recorded in Map Book 41, page 139, 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. Grant of Land Easement and Restrictive Covenants granted to Alabama Power Company recorded in Instrument #20071108000516270.
5. Ordinances recorded in Instrument #20100224000056000 and Instrument #20201028000490940.
6. Resolution recorded in Instrument #20180227000060960 and Instrument #20220209000058030.
7. Easement recorded in Instrument #20220421000164140; Instrument #20210914000446280 and Instrument #20220421000164150.
8. Covenants, Conditions and Restrictions recorded in Instrument #20220708000271380.

\$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. 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 5th day of August, 2024.

Adams Homes, LLC

BY: Adams Homes, LLC

ITS: Chief Financial Officer

STATE OF FLORIDA
COUNTY OF ESCAMBIA

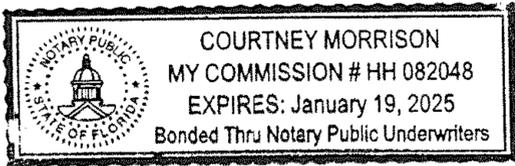
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Don Adams, whose name as Chief Financial Officer of Adams Homes, LLC is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the 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 5th day of August, 2024.

Notary Public

Print Name: Courtney L. Morrison

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/06/2024 08:27:26 AM
\$323.00 BRITTANI
20240806000243230