

Send tax notice to:

Trang Thi Thu Vo
2246 Village Lane
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
Shelby COUNTY

2024313T

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Eight Thousand One Hundred and 00/100 and 00/100 (\$238,100.00) **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 **Trang Thi Thu Vo and Nguyen Trung Vo whose property address is 2246 Village Lane, Calera, AL, 35040** (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 300, Waterford Village Sector 5, Phase 5, according to the Plat thereof, recorded in Map Book 40, page 9, of the Public Records 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 Waterford Village Sector 5, Phase 5, according to the Plat thereof, recorded in Map Book 40, page 9, of the Public Records 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. Covenants, Conditions and Restrictions recorded in Instrument #20170420000133560 and Instrument #20170420000133570, in the Probate Office of Shelby County, Alabama.
5. Articles of Incorporation for Waterford Homeowners Association, Inc., recorded in Instrument #2001-12817, in the Probate Office of Shelby County, Alabama.
6. Right of Way granted to Shelby County in Book 240, Page 36, of the Probate Records of Shelby County, Alabama.

\$233,786.00 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, by Don Adams, its Chief Financial Officer, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 16 day of September, 2024.

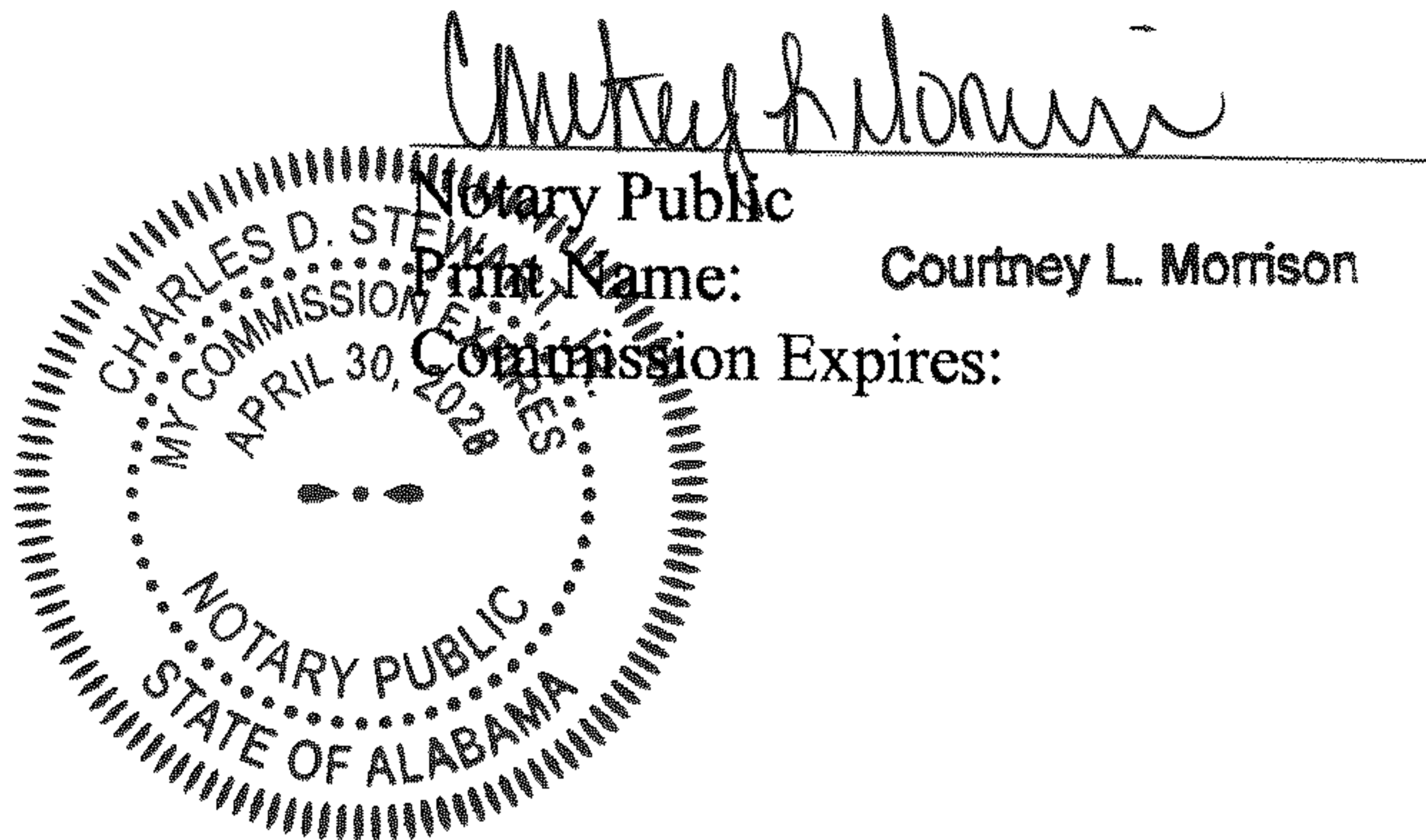
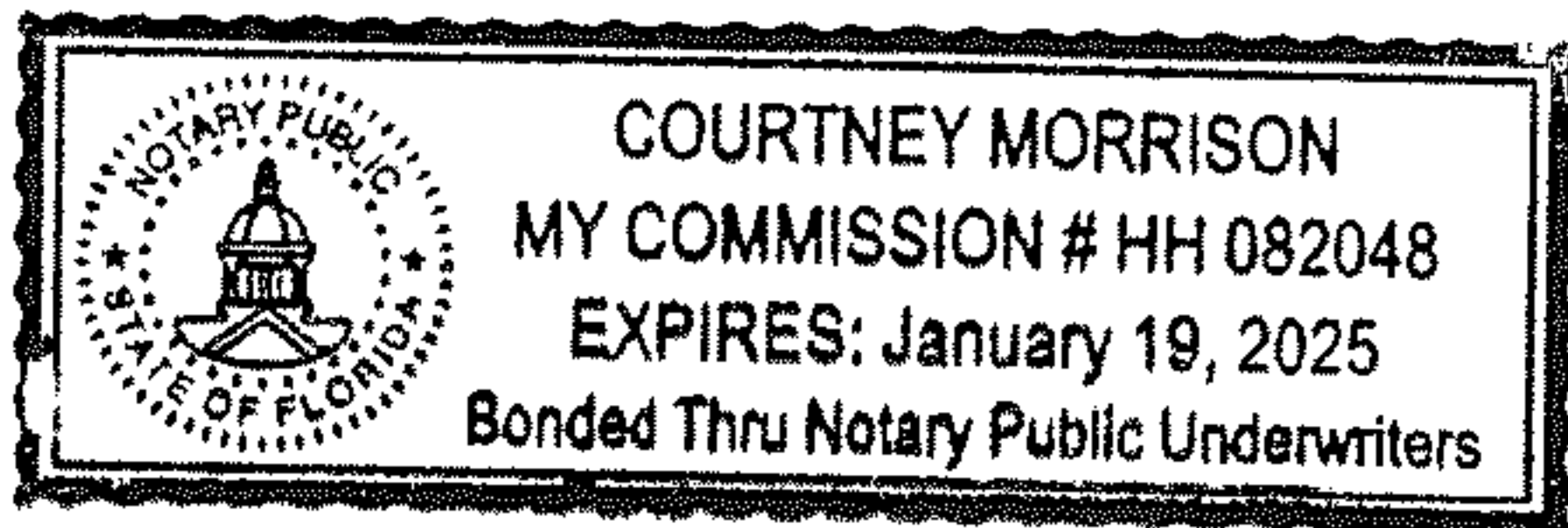
Adams Homes, LLC


BY: Don Adams
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, 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 16 day of September, 2024.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/17/2024 01:37:18 PM
\$29.50 PAYGE
20240917000290260

