

Send tax notice to:

Chandler William Davenport
116 Federal Road
Montevallo, AL, 35115

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

2024315T

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Four Thousand Fifty and 00/100 and 00/100 (\$324,050.00) **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 **Chandler William Davenport and Presley Brown Davenport whose property address is 116 Federal Road, 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 18, Colonial Oaks Subdivision, Phase 1, according to the Plat thereof, recorded in Map Book 39, Page 45, and re-recorded in Map Book 39, page 115, and an Ingress/Egress Easement, as recorded in Instrument # 20230413000104720 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 of Colonial Oaks Subdivision, Phase 1, according to the Plat thereof, recorded in Map Book 39, Page 45, and re-recorded in Map Book 39, page 115, 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; amended in Instrument ##20080618000249120; Instrument #20161109000413500 and Instrument #20201005000448810, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Articles of Incorporation recorded in Instrument #20071106000512020.
6. Ordinance recorded in Instrument #20031125000773170.
7. Right of way to Shelby County, Alabama recorded in Book 124, page 200 and Book 124, page 201.
8. Easement granted to Alabama Power Company as recorded in Book 236, page 825 Instrument #20080401000129940.
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

\$314,458.00 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 16 day of September, 2024.

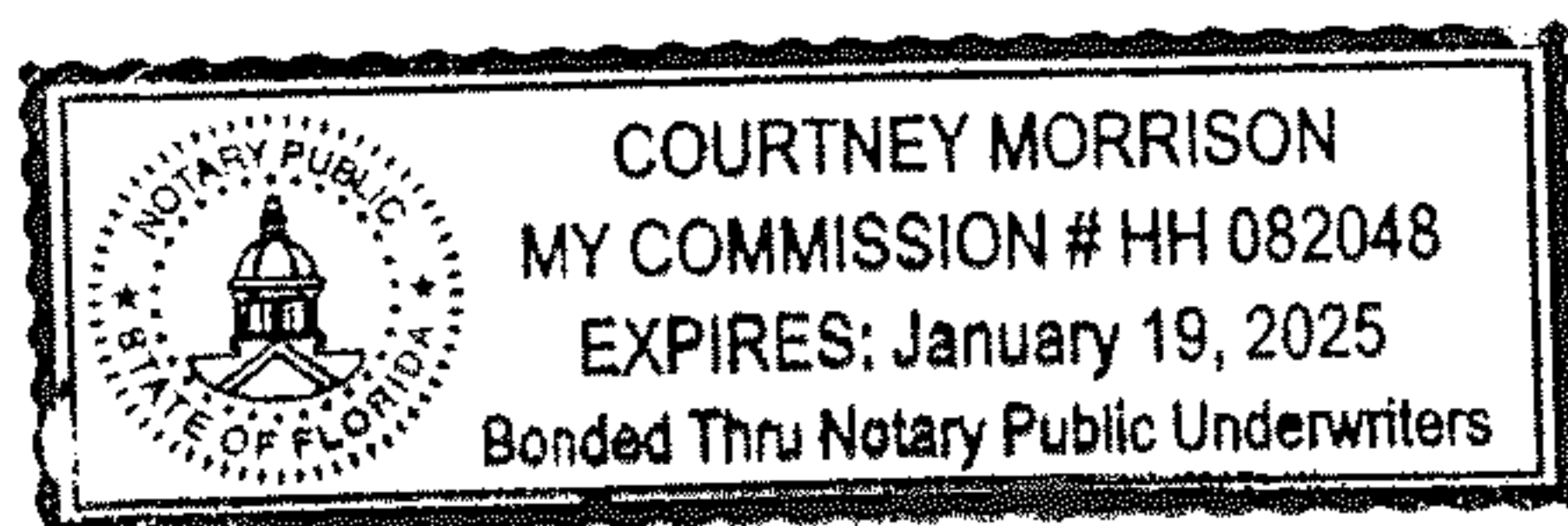
Adams Homes, LLC



BY: Adams Homes, LLC
ITS: Chief Financial Officer

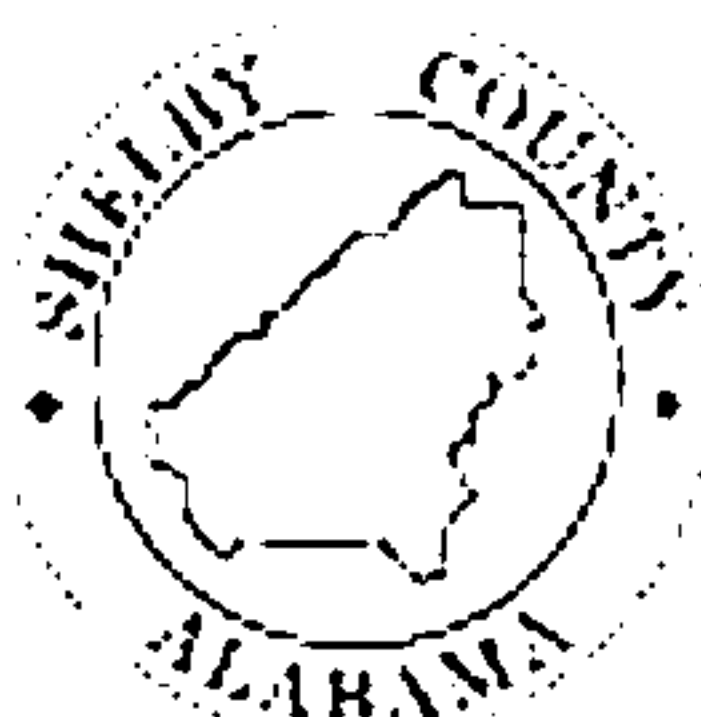
STATE OF FLORIDA
COUNTY OF ESCAMBIA

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 16 day of September, 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
09/17/2024 01:38:40 PM
\$35.00 JOANN
20240917000290290

