

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 14, 15, 16, 55 thru 63, 66, 67 and 68, 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 \$637,500.00 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 3rd day of October, 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 1<sup>ST</sup> day of October, 2024.

*Regina Marie Payne*

Notary Public

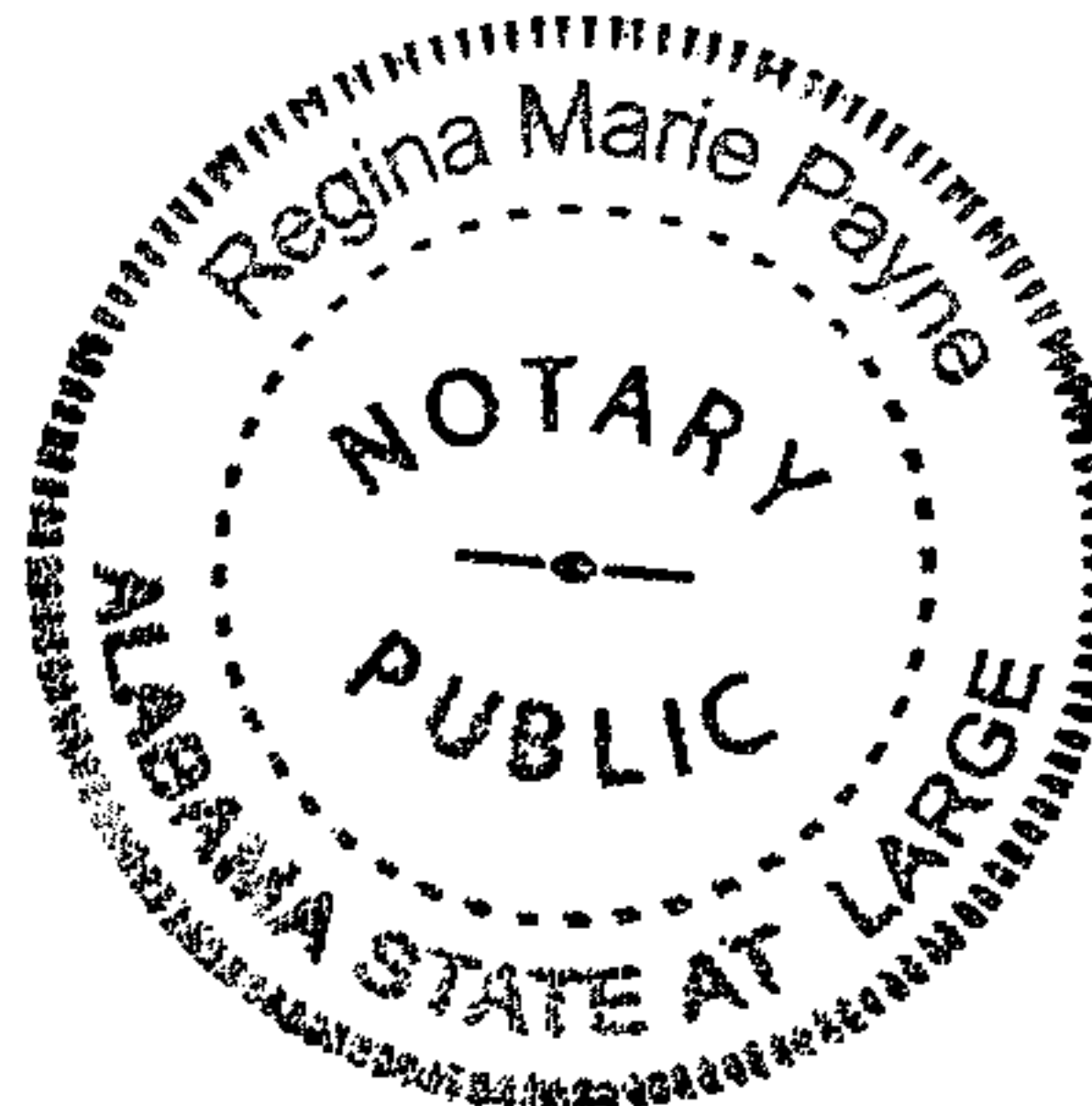
Printed Name *Regina Marie Payne*

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. 2<sup>nd</sup> 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  
A0458-164334



**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, LLC  
 Mailing Address 100 West Garden Street, Second  
Floor  
Pensacola, Florida 32502

Grantor's Name Emerald Ridge IV, LLC  
 Mailing Address 3360 Davey Allison Blvd.  
Bessemer, Alabama 35023

Property Address Turquoise Ave., Calera, Alabama  
35040

Date of Sale 10/03/2024  
 Total Purchase Price \$637,500.00

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 10/03/2024

Unattested

(verified by)

Print JASON E Spinks  
 Sign \_\_\_\_\_  
 (Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/03/2024 03:07:02 PM  
 \$665.50 PAYGE  
 20241003000310680

Form RT-1



Allen S. Beyl