

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Garden Street Communities Southeast, LLC, a Florida 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, LLC, an 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 1 thru 69, Colonial Oaks – Phase 7, according to Map as recorded in Map Book 61, Page 2A, in the Probate Office of Shelby County, Alabama.

Address unavailable – vacant land

WITNESSETH: That the said Grantor, for and in consideration of the purchase price of the property being \$4,941,000.00 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 the said GRANTOR will only warrant and forever defend the right and title to the above described property unto the said GRANTEE against the claims of those persons claiming by, through or under GRANTOR, but not otherwise.

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 61, Page 2A, as Instrument No. 20250117000018070, in the Office of the Judge of Probate Court of Shelby County, Alabama.
2. Easement for Overhead and Underground Facilities as recorded in Book 20240103000000650, in the Office of the Judge of Probate Court of Shelby County, Alabama.
3. Restrictions, reservations, setbacks and easements as shown in Book 23, Page 130, in the Office of the Judge of Probate Court of Shelby County, Alabama.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its thereunto duly authorized officer on this 27th day of February, 2025.

Garden Street Communities Southeast, LLC, a Florida limited liability company

Angela Nared
Witness

Theresa Butler
Witness

BY:

[Signature]

William Bryan Adams, Manager

STATE OF FLORIDA

COUNTY OF ESCAMBIA

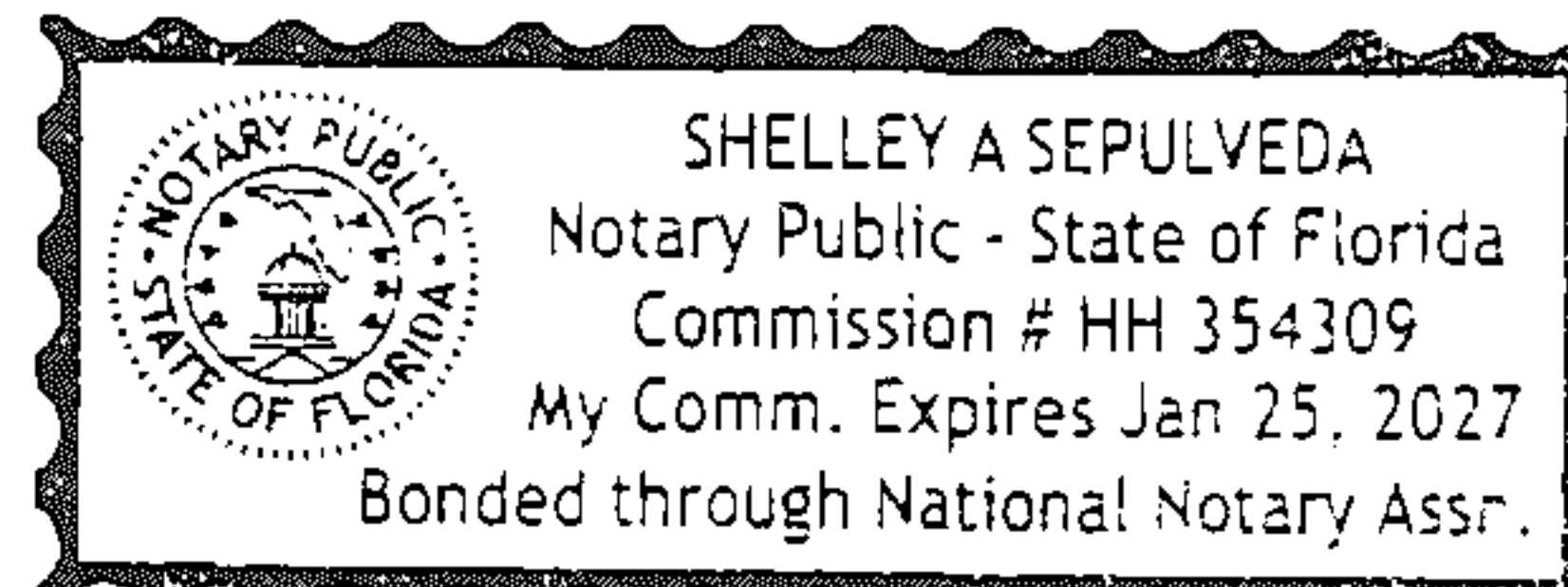
I, the undersigned notary public, in and for said State and County, hereby certify that William Bryan Adams, Manager of Garden Street Communities Southeast, LLC, a Florida limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, 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 27 day of February, 2025.

[Signature]
Notary Public
Printed Name Shelley A. Sepulveda
My Commission Exp. 1.25.27

Mailing Address of grantor:
100 West Garden Street, Second Floor
Pensacola, FL 32502

Mailing Address of grantee:
100 West Garden Street, Second Floor
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
A0458-163033

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

Property Address Williamsburg Dr., Montevallo,
Alabama 35115

Date of Sale 02/27/2025
Total Purchase Price \$4,941,000.00
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 02/27/2025

Unattested
(verified by)

Print Garden Street Communities Southeast, LLC
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2025 04:02:36 PM
\$4969.00 BRITTANI
20250227000058610

Alvin S. Boyd