

Send tax notice to:
Jeremy B Adams
3058 Long Branch Drive
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

2025074T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Five Hundred Eighty-Four Thousand and 00/100 Dollars (\$584,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **AMAC Construction and Development, LLC** whose mailing address is: 1008 Woodlands Cove Helena AL 36830 (hereinafter referred to as "Grantor") by **Jeremy B Adams and D'Antoniece Adams** whose property address is: **3058 Long Branch Drive, Calera, AL, 35040** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 220-C, according to the Resubdivision of Lot 219A and a Resurvey of Lots 220A and 222 of Long Branch Estates, Phase II, said map or plat being recorded in Plat Book 46, page 66, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Restrictions, public utility easements and building setback lines as shown on the recorded map and survey of the Resubdivision of Lot 219A and a Resurvey of Lots 220A and 222 of Long Branch Estates, Phase II, said map or plat being recorded in Plat Book 46, page 66, 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, including those recorded in Instrument #1997-9552; Instrument #2000-4450 and Instrument #2001-27341.
4. Declaration of Protective Covenants recorded in Instrument #20041222000697420; with First Supplement recorded in Instrument #20061218000613530, in the Probate Office of Shelby County, Alabama.
5. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
6. Right of way to BellSouth Telecommunication, Inc., recorded in Instrument #20050526000257590.
7. Grant of Land Easement with Restrictive Covenants granted to Alabama Power Company recorded in Instrument 20050801000387500; Instrument 20050801000387430 and Instrument 20060201000052790.
8. Covenants regarding onsite sewer disposal appearing in Instrument 2000119000028960.
9. Reservations and easements as shown in that deed recorded in Instrument #2005020400057100.
10. Easement to Alabama Power Company recorded in Instrument #20050801000385430; Instrument #20050801000387500; and Instrument #2006020100052790.
11. Restrictions recorded in Instrument #20040811000450550.

\$539,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

AMAC Construction and Development, LLC is the correct name of the Grantee in the Quit Claim Deed recorded in Instrument No. 20250121000019680 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, AMAC Construction and Development, LLC, by Deaundray O Mack, its Sole Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 26 day of March, 2025.

AMAC Construction and Development, LLC

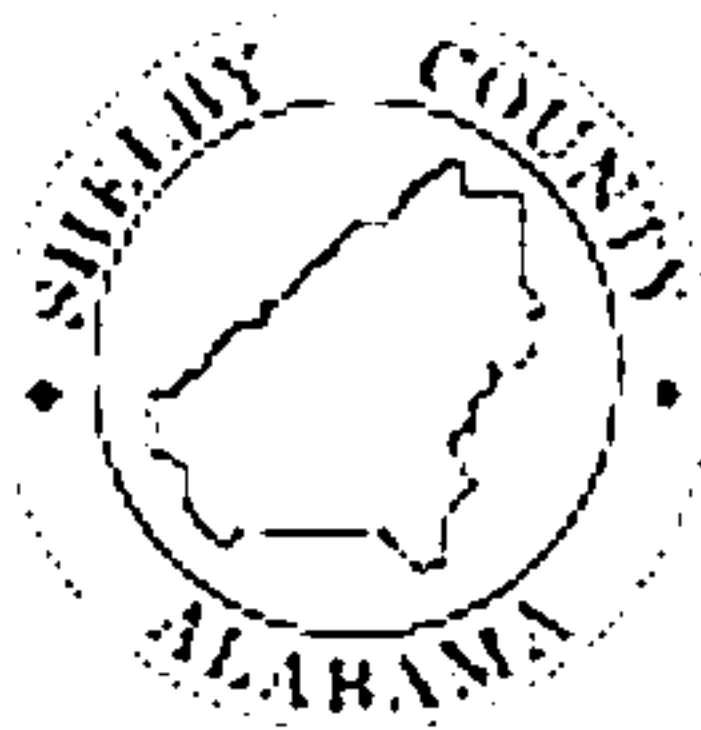
BY: Deaundray O Mack, Sole Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deaundray, whose name as Sole Member of AMAC Construction and Development, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 26 day of March, 2025.

Notary Public
Print Name: Charles Stewart Jr.
Commission Expires: April 30, 2028
30 28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/28/2025 01:13:48 PM
\$70.00 BRITTANI
20250328000093640

Allie S. Boyd