

Send tax notice to:

Charles Taylor Owens
2055 Turquoise Lane
Calera, AL, 35040

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

2025153T

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Three Thousand One Hundred Sixty-Eight and 00/100 and 00/100 (\$293,168.00) **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 **Charles Taylor Owens** whose property address is **2055 Turquoise 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, Emerald Ridge Sector IV, according to the map or plat thereof, recorded in Plat Book 58, Page(s) 69A, 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, dedications, conditions, reservations, easements and other matters shown on the plat of Emerald Ridge Section IV, as recorded in Plat Book 58, Page(s) 69A.
3. Right of Way Deed for Public Records recorded in Book 200, Page 413 in the Probate Office.
4. Right of Way Deed for Public Records recorded in Book 197, Page 332 in the Probate Office.
5. Easement – Distribution Facilities recorded in Instrument No. 20050804000396670 in the Probate Office.
6. Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision recorded in Instrument No. 20050804000396680 in the Probate Office.
7. Grant of Easement for Overhead and Underground Facilities within a Subdivision recorded in Instrument No. 20230119000016030 in the Probate Office.
8. Declaration of Easements, Covenants, Conditions and Restriction recorded in Instrument No. 20231010000301360 in the Probate Office.
9. Restrictions contained in Warranty Deed recorded in Instrument No. 20231025000315110 in the Probate Office

\$286,366.00 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 30 day of May, 2025.

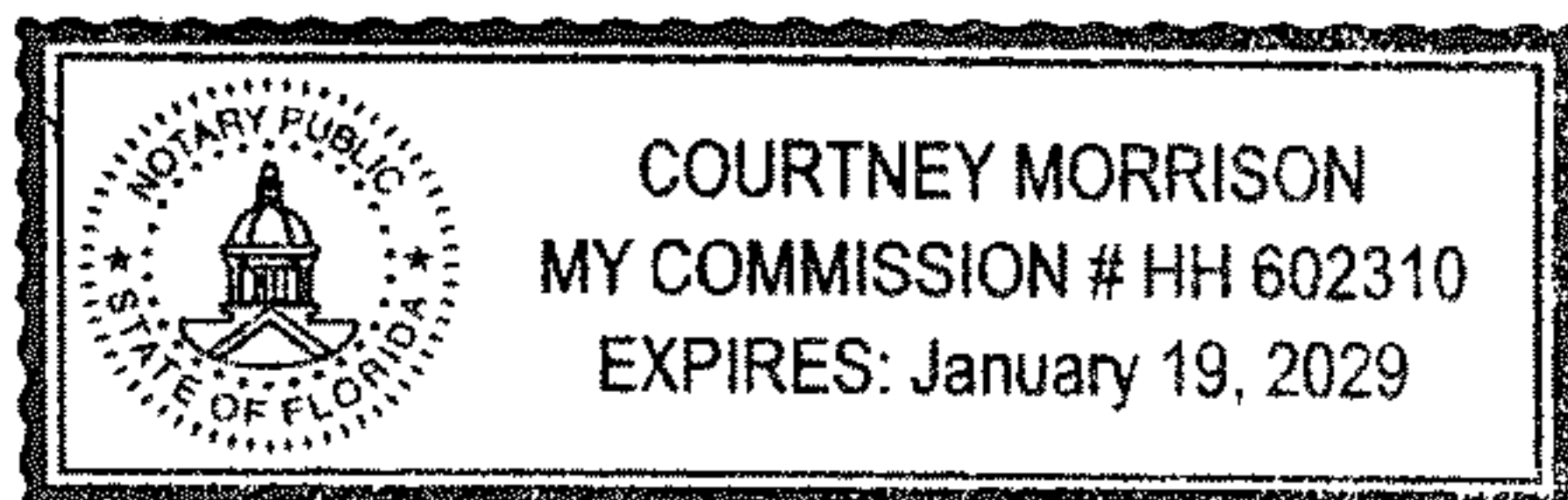
Adams Homes, LLC

Don Adams
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 30 day of May, 2025.



Courtney Morrison
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
06/02/2025 10:50:16 AM
\$32.00 PAYGE
20250602000166650

Allie S. Bayl