



20250903000270300 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
09/03/2025 11:40:52 AM FILED/CERT

Send tax notice to:

Melvin James Branch
2155 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

2025276T

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Four Thousand Nine Hundred Twenty-Five and 00/100 and 00/100 (\$294,925.00) 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 Melvin James Branch and Carolyn F Branch whose property address is 2155 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 49, Emerald Ridge Sector IV, according to the map or plat thereof, recorded in Plat Book 58, page 69A and 69B, 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 recorded map and survey of Emerald Ridge Sector IV, according to the map or plat thereof, recorded in Plat Book 58, page 69A and 69B, 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. There may be leases, grants, exceptions or reservations of interests that are not listed. Easement recorded in Instrument #20230119000016030.

\$294,925.00 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 29 day of August, 2025.

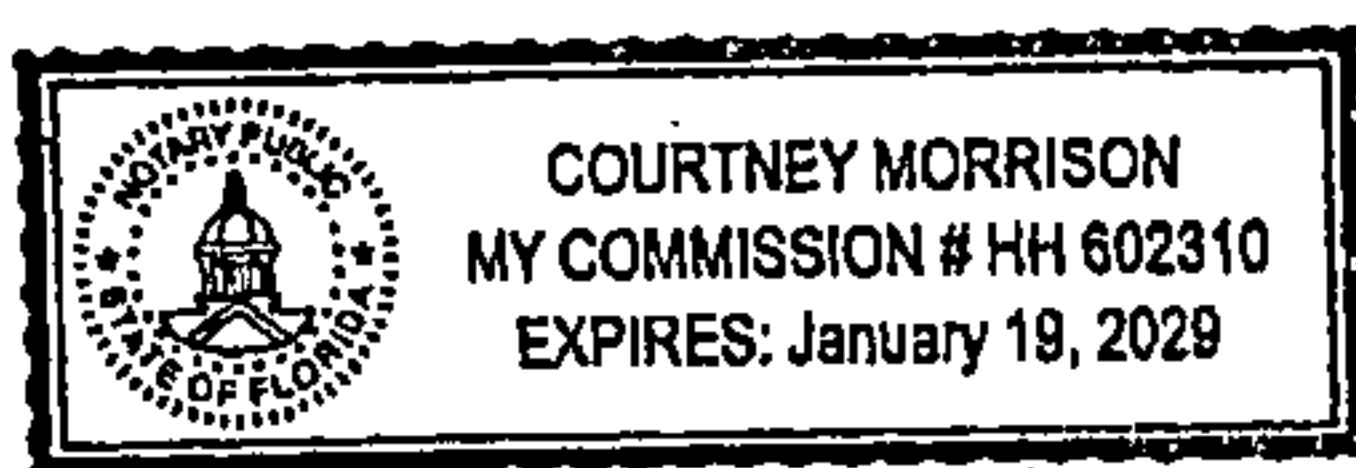
Adams Homes, LLC

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 29 day of August, 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



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Allie S. Bayl