



20250912000276860 1/2 \$56.00
Shelby Cnty Judge of Probate, AL
09/12/2025 03:13:25 PM FILED/CERT

Send tax notice to:

Sudhirkumar Patel
212 Pure River Circle
Wilsonville, AL, 35186

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

2025268T

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Nine Thousand Three Hundred Seventy-Five and 00/100 and 00/100 (\$309,375.00) **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 **Sudhirkumar Patel and Nikita Patel whose property address is 212 Pure River Circle, Wilsonville, AL, 35186** (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 220, Yellow Leaf Farms Resurvey, as recorded in Map Book 54, page 76, 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 of the map and survey of Yellow Leaf Farms Resurvey as recorded in Map Book 54, page 77; Map Book 54, page 76; Map Book 41, page 139; and Map Book 39, page 134, 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. Grant of Land Easement and Restrictive Covenants granted to Alabama Power Company recorded in Instrument #20071108000516270.
5. Restrictions, public utility easements and building setback lines as shown on recorded map and of the map and survey of Yellow Leaf Farms Resurvey as recorded in Map Book 54, page 77; Map Book 54, page 76; Map Book 41, page 139; and Map Book 39, page 134, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Grant of Land Easement and Restrictive Covenants granted to Alabama Power Company recorded in Instrument #20071108000516270.

\$278,438.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 09/12/2025
State of Alabama
Deed Tax: \$31.00

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 J. Matthew Shook, its Authorized Agent who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 11th day of September, 2025.

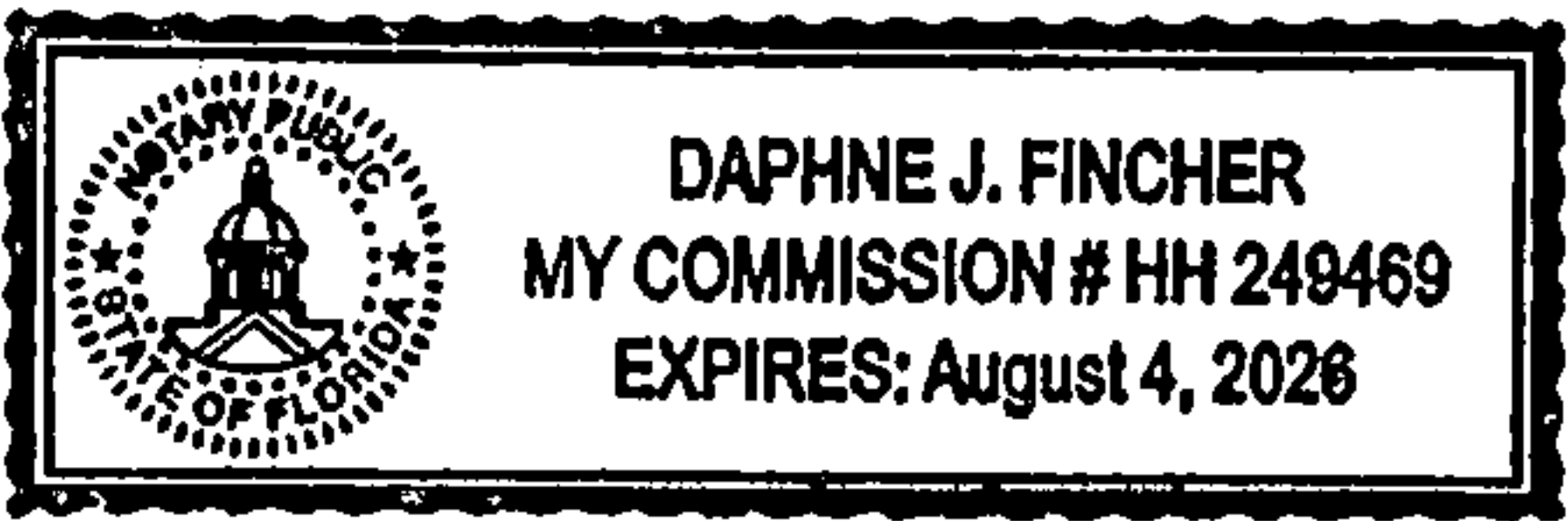
Adams Homes, LLC

J. Matthew Shook
BY: J. Matthew Shook
ITS: Authorized Agent

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Matthew Shook, whose name as Authorized Agent, 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 11th day of September, 2025.



Daphne J. Fincher
Notary Public
Print Name: Daphne J Fincher
Commission Expires: