

Send tax notice to:

Ivon Brooks Dukes
644 Jamestown Circle
Montevallo, AL, 35115

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

2025228T

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty-One Thousand Four Hundred and 00/100 and 00/100 (\$361,400.00) **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 **Ivon Brooks Dukes and Zakerius Dewayne Dukes whose property address is 644 Jamestown Circle, Montevallo, AL, 35115** (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 14, Colonial Oaks - Phase 7, according to the Map thereof, recorded in Map Book 61, page 2A, in the Office of the Judge of Probate of Shelby County, Alabama

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Colonial Oaks - Phase 7, recorded in Map Book 61, page 2A, as Instrument 20250117000018070, 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. Declaration of Covenants, Conditions and Restrictions of Colonial Oaks, Phase 7, as recorded in Instrument #20250227000058600, in the Probate Office of Shelby County, Alabama.
5. Certificate of Formation of Colonial Oaks of Shelby County Homeowners Association, Inc., filed with the Alabama Secretary of State on 2/25/2025 and recorded as Exhibit B in Instrument #20250227000058600, in the Probate Office of Shelby County, Alabama.
6. By-Laws of Colonial Oaks of Shelby County Homeowners Association, Inc., and conditions, covenants and restrictions for assessments recorded as Exhibit C in Instrument #20250227000058600, in the Probate Office of Shelby County, Alabama.
7. Easement for Overhead and Underground Facilities recorded in Instrument #20240103000000650, in the Probate Office of Shelby County, Alabama.
8. Conveyance of the Common Areas of Colonial Oaks, Phase 7, to Colonial Oaks of Shelby County Homeowners Association, Inc., dated January 24, 2025 and recorded in Instrument #20250402000098920, in the Probate Office of Shelby County, Alabama.
9. Master Covenants, Conditions, and Restrictions recorded in Instrument #20071106000512030; Amended in Instrument #20080618000249120; Instrument #20161109000413500; and as further amended thereto.
10. Assignment of Declarants Rights recorded in Instrument #20161109000413490, in the Probate Office of Shelby County, Alabama.
11. Articles of Incorporation recorded in Instrument #20071106000512020, in the Probate Office of Shelby County, Alabama.

\$354,854.00 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 J. Matthew Shook, its Authorized agent, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 14 day of October, 2025.

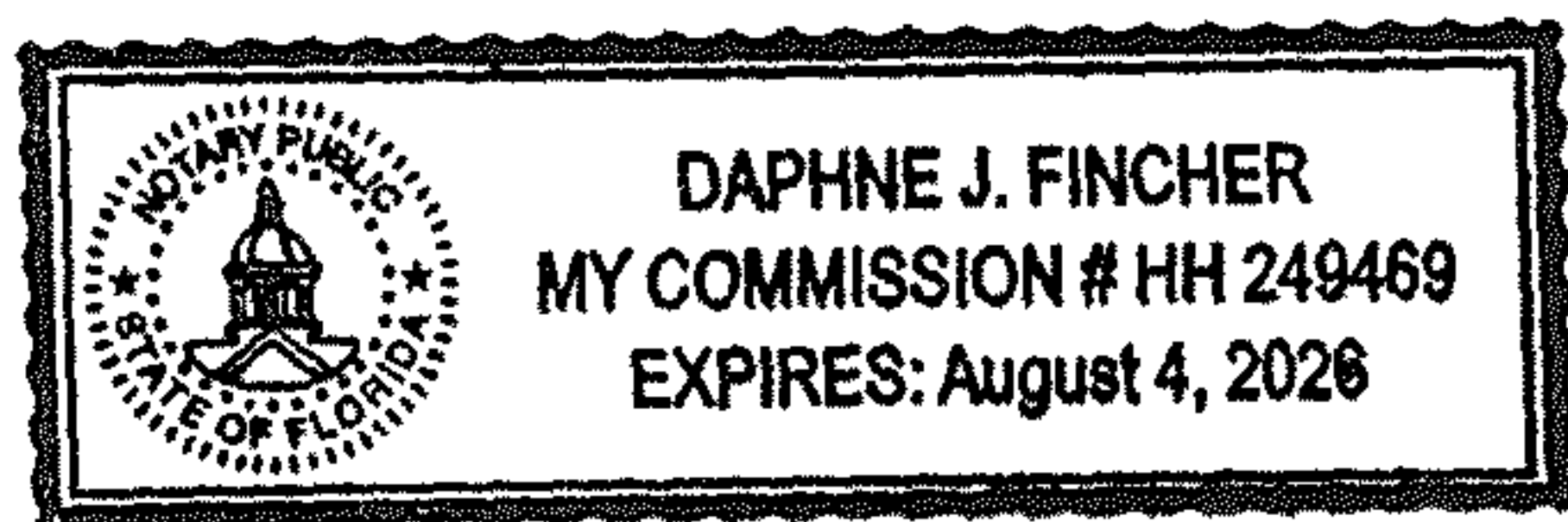
Adams Homes, LLC

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

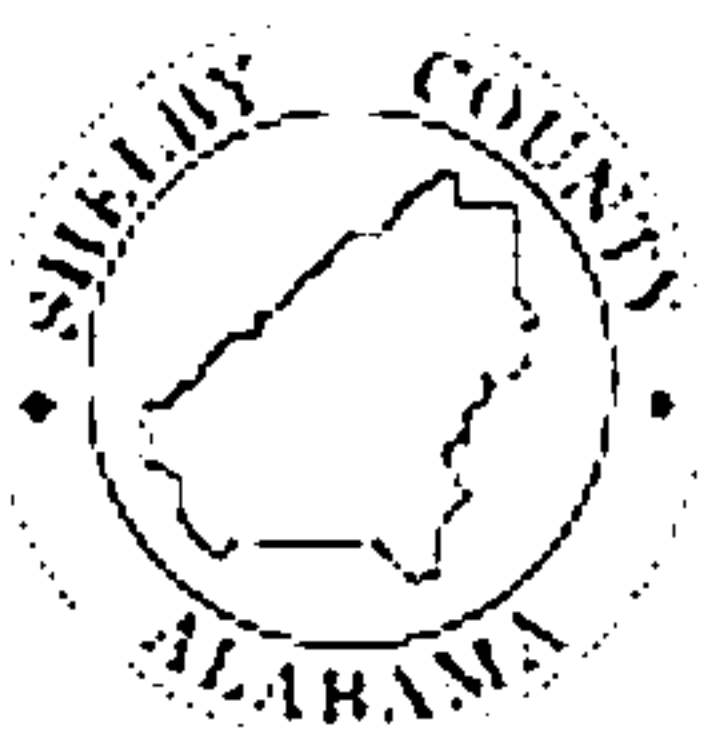
STATE OF FLORIDA
COUNTY OF ESCAMBIA

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 14 day of October, 2025.



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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/17/2025 01:09:30 PM
\$32.00 JOANN
20251017000320310

Allie S. Bayl