

Send tax notice to:

Mark Henslee  
117 Revolutionary Way  
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

2025334T

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty-Three Thousand Nine Hundred Sixty-Six and 00/100 and 00/100 (\$343,966.00) **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 **Mark Henslee and Maureen Henslee whose property address is 117 Revolutionary Way, 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 2 according to the map and survey of Colonial Oaks Phase 2, recorded in Plat Book 39, Page 45, and re-recorded in Map Book 53, page 28, of the Probate Records 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 2, recorded in Plat Book 39, Page 45, and re-recorded in Map Book 53, page 28, of the Probate Records of 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. Conditions, covenants and restrictions recorded in Instrument #20071106000512030 and Instrument #20080618000249120.
5. Easement and Restrictive Covenants for Underground Facilities granted to Alabama Power Company in Instrument #20080401000130200 and Instrument #20210407000175880,
6. Ordinance recorded in Instrument #20031125000773170. Articles of Incorporation recorded in Instrument #20071106000512020. Right of way to Shelby County, Alabama recorded in Book 124, page 200 and Book 124, page 201.
7. Line permits granted to Alabama Power Company recorded in Book 112, Page 456; Book 123, Page 428, 432 and 433; Book 134, Page 112; Book 235, Page 321 and Book 248, Page 372
8. Easement granted to Alabama Power Company as recorded in Book 236, page 825 Instrument #20080401000129940.

\$0.00 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, LLC by J. Matthew Shook, its Authorized Agent, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 23 day of October, 2025.

Adams Homes, LLC

Matt Shook

BY: J. Matthew Shook  
ITS: Authorized Agent

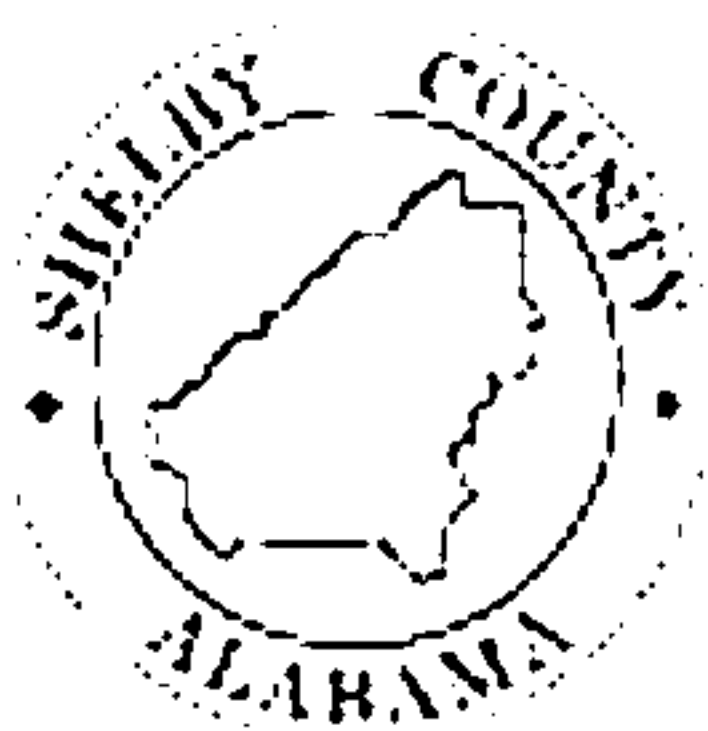
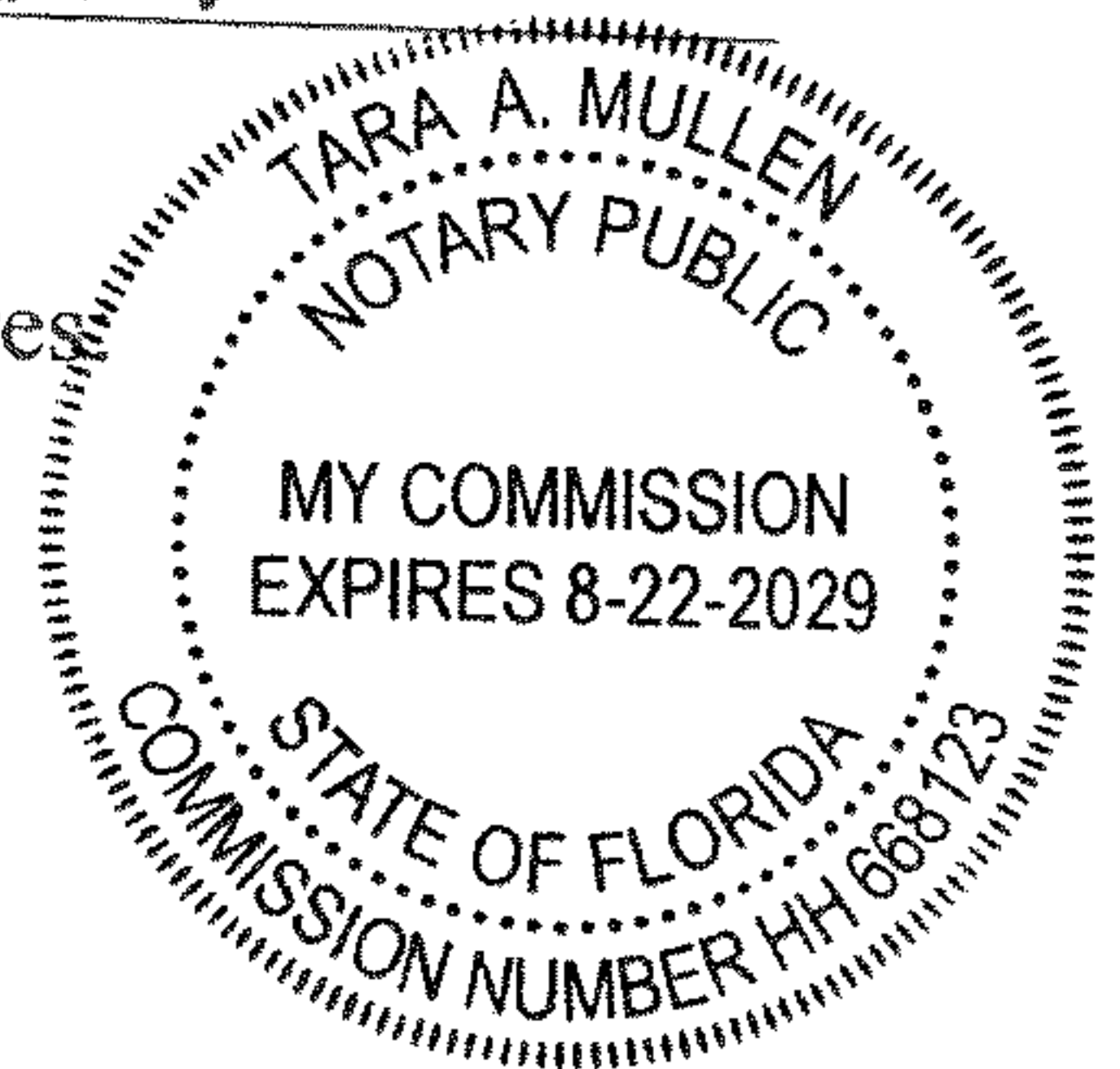
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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 of Adams Homes, LLC 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 23 day of October, 2025.

Tara A. Mullen

Notary Public  
Print Name:  
Commission Expires



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/24/2025 08:32:39 AM  
\$369.00 BRITTANI  
20251024000326270

Allie S. Boyd