

Prepared by and return to:
John W. Monroe, Jr.
Emmanuel, Sheppard & Condon
30 S. Spring St.
Pensacola, FL 32502
A0227-166575

AFFIDAVIT

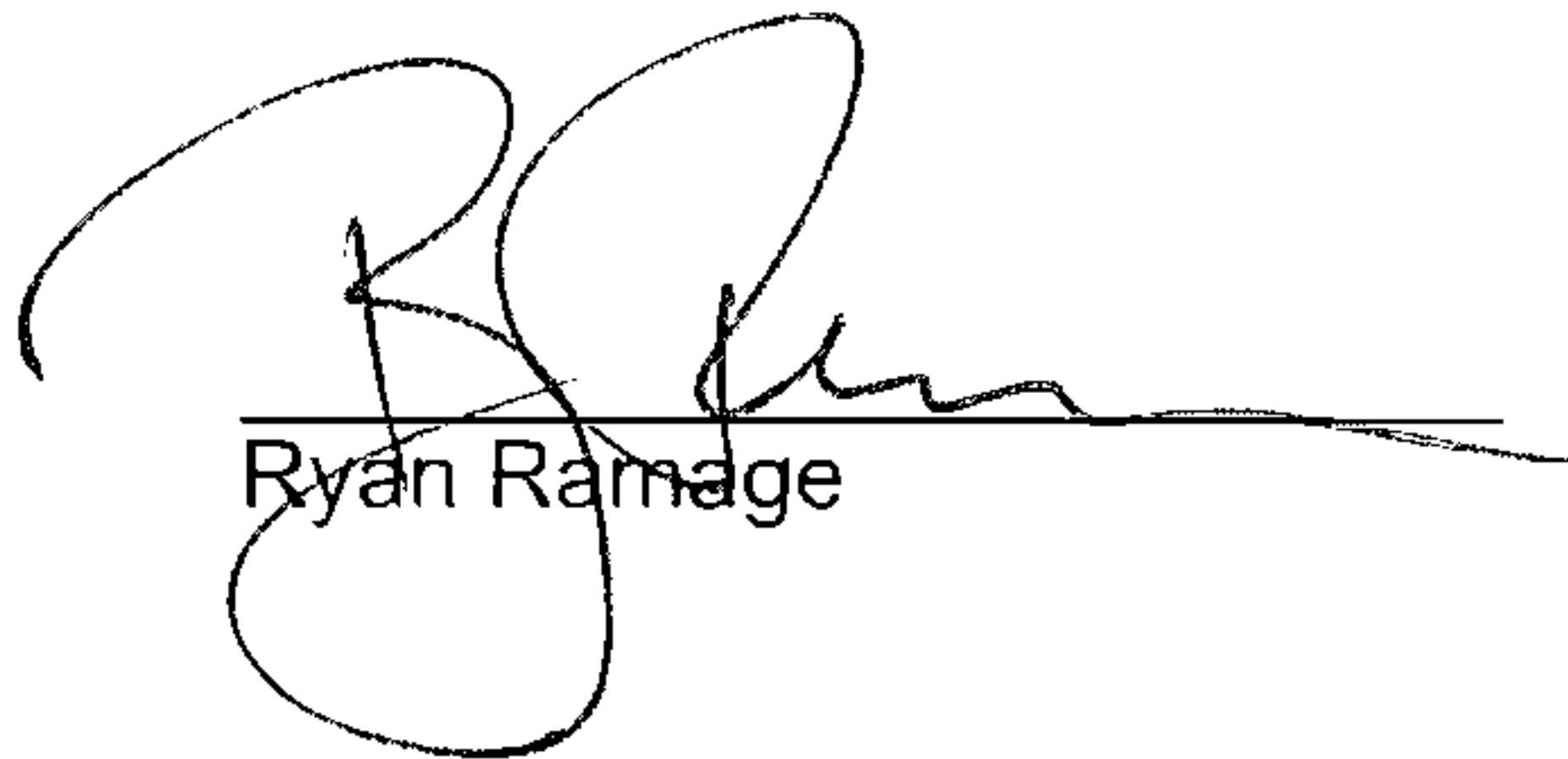
STATE OF ALABAMA
COUNTY OF SHELBY

BEFORE ME, the undersigned authority, personally appeared this date, Ryan Ramage, Manager of Ammersee Lakes, LLC, a Florida limited liability company who, being by me first duly sworn, deposes and says the following:

- 1. The members of Ammersee Lakes, LLC are Ryan Ramage, Allen McWilliams, Alex McWilliams and Rhett Loveman.
- 2. The Articles of Organization and Operating Agreement for Ammersee Lakes, LLC have not been modified, amended or revoked as of the date of this affidavit.
- 3. Affiant, is authorized as Manager, to execute and deliver to Adams Homes, LLC, an Alabama limited liability company ("Lender") a mortgage and security agreement and such other legal documents required by Lender to secure, limited to the committed amount of \$202,500.00, loan from Lender in the amount of Two Hundred and Two Thousand Five Hundred and 00/100's Dollars which mortgage and security agreement shall encumber as a first priority lien that certain property described as follows:

See attached Exhibit "A"
- 4. All approvals and authorizations required by the company's Articles of Organization and Operating Agreement have been obtained.
- 5. That as of this date the Company and its members, are in good standing and none of the members have been dissociated or have been debtors in bankruptcy proceedings during the existence of the Company.
- 6. This affidavit is given to induce Emmanuel, Sheppard and Condon and Alliant National Title Insurance Company to issue its title policy insuring the contemplated transaction and shall remain in effect until written notice to the contrary is delivered to Emmanuel Sheppard and Condon.

FURTHER, affiant sayeth naught.

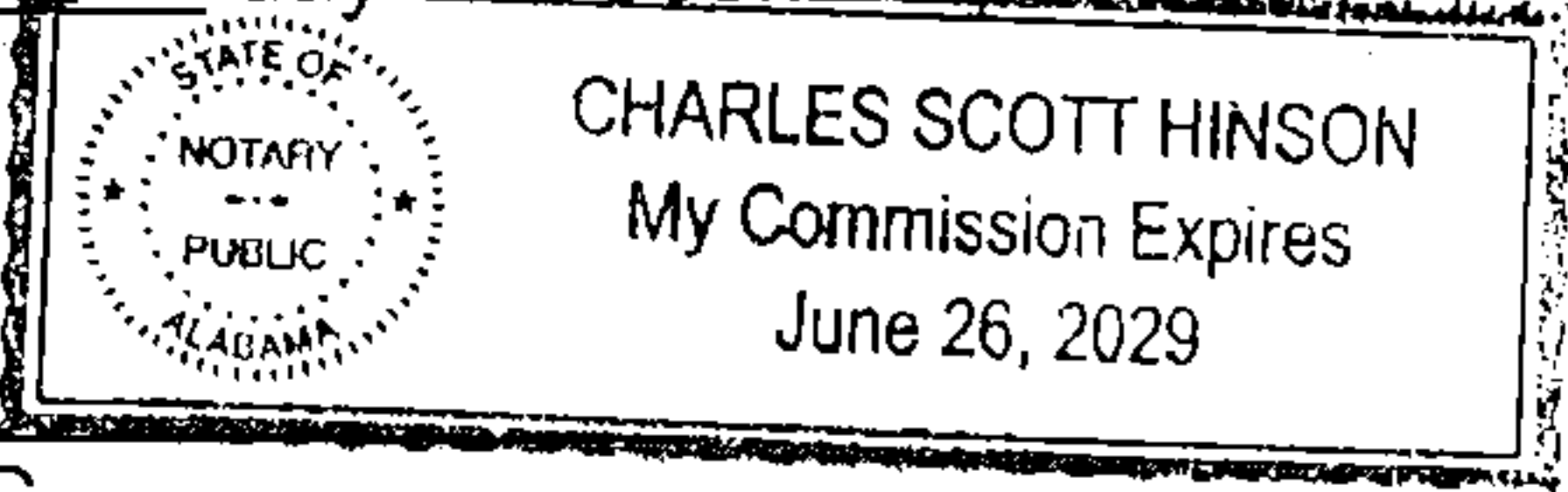

Ryan Ramage

STATE OF Alabama
COUNTY OF Jefferson

I, Charles Scott Hinson, the undersigned Notary Public, in and for said State and County, hereby certify that Ryan Ramage, signed his name to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and notarial seal on this the 17 day of December, 2025.





NOTARY PUBLIC

Exhibit "A"

A tract of land in and being a part of the South 1/2 of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama.

More particularly described as follows:

Commence at the Southeast corner of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama; thence run North 00 degrees 01 minute 53 seconds East a distance of 1467.80 feet to an 1 inch crimped pipe, and Point of Beginning; thence run North 00 degrees 05 minutes 29 seconds East for a distance of 588.45 feet to an open top pipe; thence run South 88 degrees 33 minutes 44 seconds West for a distance of 359.61 feet to an axle; thence run South 89 degrees 14 minutes 16 seconds West for a distance of 238.30 feet to a 1/2 inch rebar capped rebar (DEC) at the Northeast corner of Lot 44A, recorded in Amended Map of Ammersee Lakes, Second Sector, Map Book 36, Page 99, Probate Office, Shelby County, Alabama; thence run South 00 degrees 49 minutes 30 seconds East along the East line of said Lot 44A for a distance of 99.15 feet to the Southeast corner of said Lot 44A, said Southeast corner being in common with the Northeast corner of a Common Area, recorded in Instrument #20090226000069660 in the Probate Office of Shelby County, Alabama; thence run South 00 degrees 49 minutes 30 seconds East along the East line of said Instrument for a distance of 70.00 feet to the Southeast corner of said Common Area, thence run South 82 degrees 55 minutes 24 seconds West along the southerly line of said Common Area for a distance of 335.53 feet to a 1/2 inch capped rebar (21784 LS) at the Northeast corner of Lot 57, recorded in Amended Map of Ammersee Lakes First Sector, Map Book 28, Page 98B, Probate Office, Shelby County, Alabama; thence run South 06 degrees 34 minutes 26 seconds West along the East line of said Lot 57 for a distance of 120.00 feet to a 1/2 inch capped rebar (21784 LS) at the Southeast corner of said Lot 57, being on the northerly right of way of Ammersee Lakes Drive; thence with a curve turning to the right with a radius of 625.00 feet, with a delta angle of 03 degrees 13 minutes 34 seconds with a chord length of 35.19 feet, with a chord bearing of South 82 degrees 06 minutes 51 seconds East, run along the arc of said curve for a distance of 35.19 feet; thence run South 09 degrees 29 minutes 56 seconds West for a distance of 50.00 feet to the southerly right of way of Ammersee Lakes Drive, being on the northerly line of Lot 23 of said Amended Map of Ammersee Lakes First Sector, thence with a curve turning to the right with a radius of 575.00 feet, with a delta angle of 08 degrees 52 minutes 32 seconds, with a chord length of 88.98 feet, with a chord bearing of South 76 degrees 10 minutes 42 seconds East, run along the arc of said curve for a distance of 89.07 feet to a 1/2 inch capped rebar (21784 LS) at the northeast corner of said Lot 23; thence run South 18 degrees 25 minutes West along the easterly line of Lot 23 and Lot 22 of said Amended Map of Ammersee Lakes, First Sector for a distance of 175.22 feet to a 1/2 inch capped rebar (DEC); thence run South 89 degrees 40 minutes 48 seconds East for a distance of 883.49 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/22/2025 12:50:17 PM
 \$25.00 BRITTANI
 20251222000391040

Allen S. Bayl