

Send tax notice to:

Howard Slay  
660 Jamestown Circle  
Montevallo, AL, 35115

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

2025340T

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety-Five Thousand Nine Hundred Five and 00/100 and 00/100 (\$395,905.00) **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 **Howard Slay and Constance Slay whose property address is 660 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 10, Colonial Oaks - Phase 7, according to the plat thereof being 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 map and survey of Colonial Oaks - Phase 7 as recorded in Map Book 61, page 2A, 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 or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Declaration of Covenants, Conditions, Restrictions, Easements and Assessments of Colonial Oaks Subdivision, Phase 7, together with all Exhibits Attached thereof, being recorded in Instrument #20250117000018070 and Instrument 20250227000058600, and any future amendments thereto, in the Probate Office of Shelby County, Alabama.
5. Easement for Overhead and Underground Facilities as recorded in Instrument 20240103000000650, in the Probate Office of Shelby County, Alabama.
6. Restrictions, reservations, setbacks and easements, as shown in instrument recorded in Book 23, page 130.
7. Certificate of Formation being attached as Exhibit B, together with By-Laws of Colonial Oaks of Shelby County Homeowners Association, Inc., being attached as Exhibit C, to Declaration of Covenants, Conditions and Restrictions recorded in Instrument 20250227000058600.
8. Sewer Usage Agreements between insured owners and Montevallo Water and Sewer Board for low pressure sewage usage.

\$316,724.00 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 Don Adams, its Chief Financial Officer, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 19 day of January, 2026.

Adams Homes, LLC

*Don Adams*

BY: Adams Homes, LLC  
ITS: Chief Financial Officer

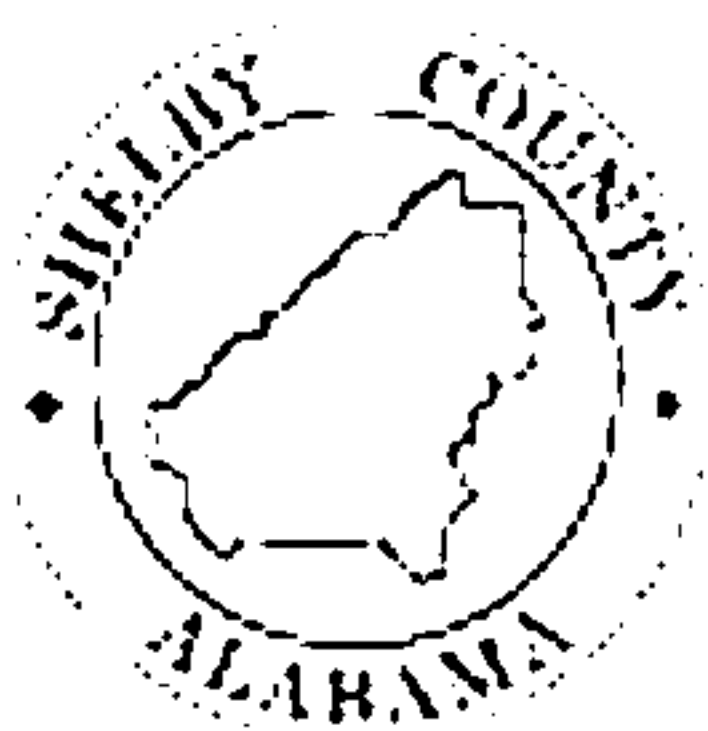
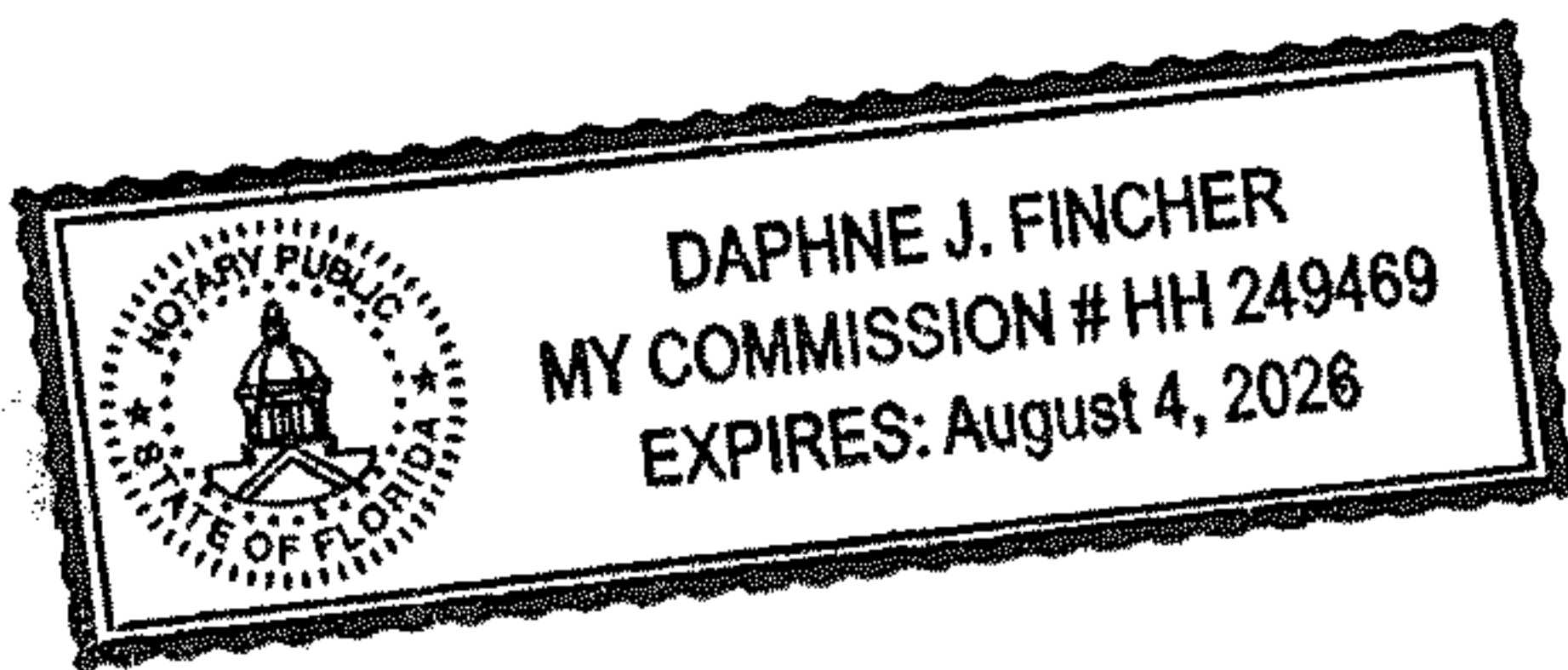
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

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 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 19 day of January, 2026.

*Daphne Fincher*

Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/29/2026 12:34:13 PM  
\$104.50 BRITTANI  
20260129000027530

*Allie S. Boyd*