

Send tax notice to:

Richard H Marty
744 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

2025409T

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Nine Thousand Five Hundred and 00/100 and 00/100 (\$359,500.00) **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 **Richard H Marty and Pamela S Marty whose property address is 744 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 54, 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. Building setback lines, rights of way and easements as shown on recorded map.
3. Restrictions, covenants and conditions as shown by instrument recorded on Map Book 28 page 135; Book 23, page 621; Book 121, page 931; Book 153 page 921 and Book 215, page 538 in the Probate Office.
4. Right of way granted to Alabama Power Company by instrument recorded in Book 75, page 649 in the Probate Office.
5. Terms and Conditions as set out in Instrument 2001-11922 in the Probate Office.
6. 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, immunities, and release of damages 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.

\$323,550.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, as joint tenants with right of survivorship, 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 J. ADAMS, AUTHORIZED AGENT who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 30 day of January, 2026

ADAMS HOMES, LLC

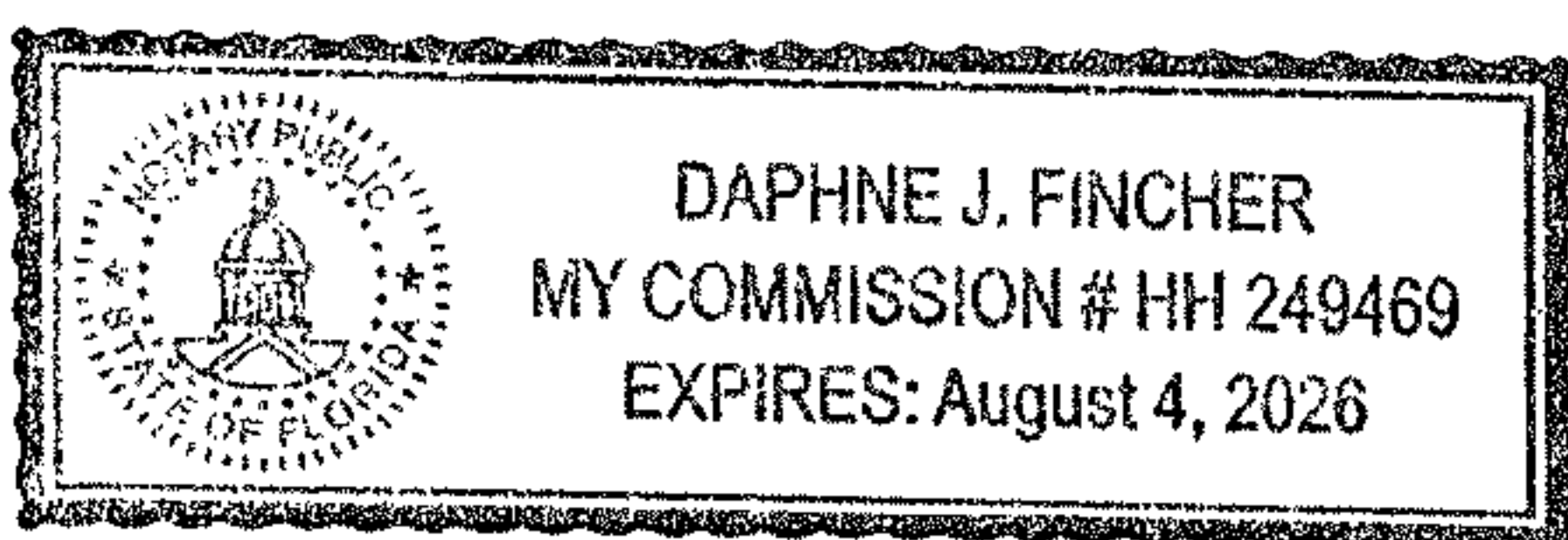
Don Adams
BY:
ITS: AUTHORIZED AGENT

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DON J. ADAMS, 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 corporation.

Given under my hand and official seal this the 30 day of January, 2026

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
02/03/2026 02:01:15 PM
\$61.00 BRITTANI
20260203000031870

Allie S. Boyd