

Send tax notice to:

Sam Anderson, III
672 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

2025419T

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Eight Thousand Five and 00/100 and 00/100 (\$358,005.00) **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 **Sam Anderson, III** whose property address is **672 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, 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.

\$351,691.00 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 Don Adams, its Chief Financial Officer, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 31st day of March, 2026.

Adams Homes, LLC

Don Adams

BY: Don Adams
ITS: Chief Financial Officer

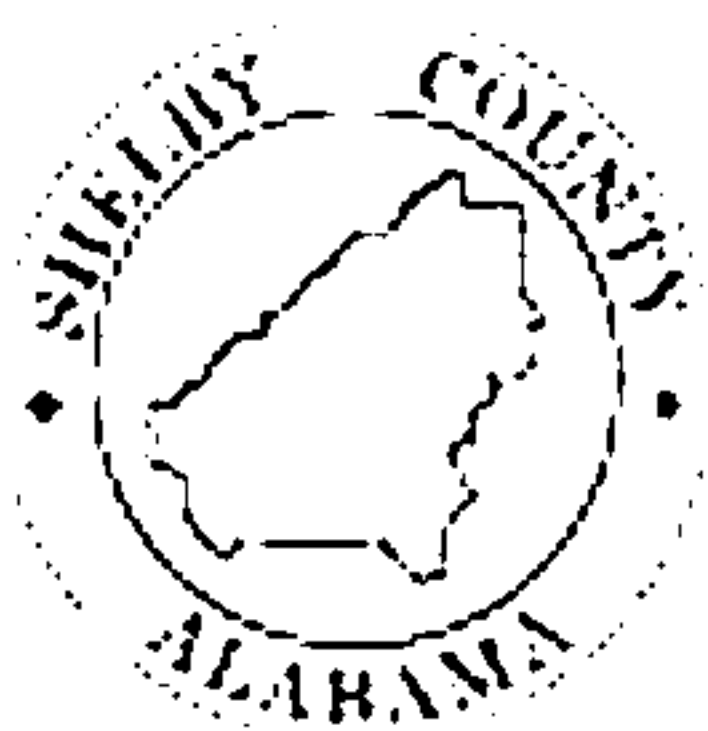
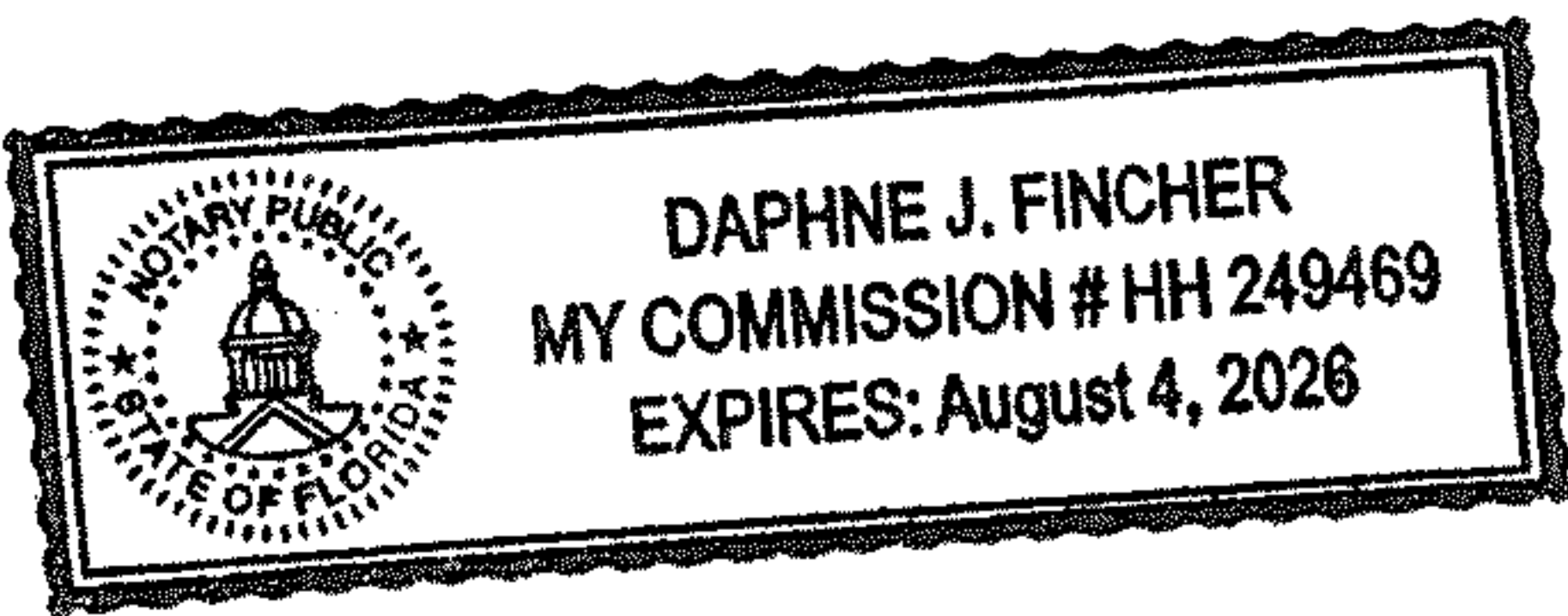
STATE OF FLORIDA
COUNTY OF ESCAMBIA

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, 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 31st day of March, 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
04/01/2026 09:38:02 AM
\$31.50 BRITTANI
20260401000093910

Allie S. Boyd