

Document Prepared By and Return to:  
John W. Monroe, Jr. of  
Emmanuel, Sheppard, & Condon  
30 South Spring Street  
Pensacola, Florida 32502  
File # A0458-164944/MMM

Parcel ID Number: 25-2N-29-1055-00B00-0320

# Special Warranty Deed

This Indenture, Made this 30th day of December, 2024 A.D., between **Adams Homes of Northwest Florida, Inc.**, a corporation existing under the laws of the **State of Florida** of the County of **Escambia**, State of **Florida**, grantor, and

**Nathaniel Marc Buys and Renelle Rae Buys, Husband and Wife**

Whose address is: 6264 Pineapple Drive, Milton, Florida 32570

of the County of: Santa Rosa, State of Florida, grantee,

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledges, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Santa Rosa** State of **Florida** to wit:

**Lot 32, Block B, Emmaline Gardens, being a portion of Section 25, Township 2 North, Range 29 West, Santa Rosa County, Florida, according to Plat recorded in Plat Book 14, Page(s) 79-80 of the Public Records of said County.**

**There is expressly excepted from the warranties herein contained all easements and restrictions of record, if any, and ad valorem real property taxes for the year 2025 and subsequent years.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold the same in fee simple forever. And the said Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Adams Homes of Northwest Florida, Inc.

*Michelle M McCabe*

Printed Name: Michelle M McCabe  
Witness Address: 30 S. Spring Street, Pensacola, FL 32502

*[Signature]*

By: \_\_\_\_\_ (Seal)

**William Bryan Adams, President**  
100 West Garden Street, Second Floor  
Pensacola, FL 32502

*Aislinn Hulett*

Printed Name: Aislinn Hulett  
Witness Address: 30 S. Spring Street, Pensacola, FL 32502

STATE OF FLORIDA  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of December, 2024 by means of physical presence, **William Bryan Adams, President of Adams Homes of Northwest Florida, Inc., a Florida Corporation, on behalf of the corporation and who is personally known to me.**



MICHELLE M. MCCABE  
Notary Public, State of Florida  
My Comm. Expires Oct. 16, 2025  
Commission No. HH 162691

*Michelle M McCabe*  
Printed Name: Michelle M McCabe  
Notary Public

COPY

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

**ABUTTING ROADWAY MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 95-05, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Santa Rosa County. SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 95-05 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Santa Rosa County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

NAME OF ROADWAY: Pineapple Drive  
LEGAL ADDRESS OF PROPERTY: 6264 Pineapple Drive, Milton, Florida 32570  
THE COUNTY (X) HAS ACCEPTED, ( ) HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR ( )  
DIRT, (X) PAVED MAINTENANCE.

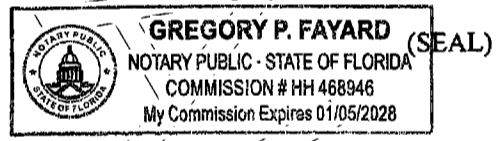
The foregoing instrument has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 30th day of December, 2024.

Nathaniel Marc Buys - Borrower  
Renelle Rae Buys - Borrower

STATE OF FLORIDA  
COUNTY OF Santa Rosa

THE FOREGOING INSTRUMENT was sworn to, subscribed and acknowledged before me this 30th day of December, 2024 by: Nathaniel Marc Buys and Renelle Rae Buys, who personally appeared before me, by means of (x) physical presence or ( ) online notarization, and is/are personally known to me or who produced MIDL + US Military ID as identification.

Gregory P. Fayard  
Print Name:



Adams Homes of Northwest Florida, Inc.  
Daphne Fincher  
Daphne Fincher  
Its Perm Closing Coordinator

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was sworn to, subscribed and acknowledged before me this 30th day of December, 2024, by: Daphne Fincher, Perm Closing Coordinator of Adams Homes of Northwest Florida, Inc., who personally appeared before me, by means of physical presence, and is personally known to me.

Arsine Hulett  
Print Name:

(SEAL)

**Arsine Hulett**  
Notary Public - State of Florida  
Commission #HH 103091  
My Comm. Expires March 10, 2025