

THIS INSTRUMENT PREPARED BY:

J Alex Muncie III
MUNCIE & MATTSON, P.C.
P.O. BOX 3208
AUBURN, ALABAMA 36831
334.821.7301
22-2302

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, to the undersigned **Tall Timbers, LLC**, an Alabama limited liability company (hereinafter referred to as Grantor) in hand paid by **Holland Homes LLC**, an Alabama limited liability company (hereinafter referred to as Grantee), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain parcel of real estate situated in Shelby County, Alabama, being more particularly described as:

Lot 18, according to the Final Plat of The Highlands of Chelsea, Phase 1, Sector 2, a residential Subdivision as recorded in Map Book 53, Page 62A & 62B, in the Probate Office of Shelby County, Alabama.

This conveyance and the warranties hereinafter contained are made subject to any and all easements, covenants, and rights-of-way of record in said county affecting said described property.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, in fee simple, forever.


AND THE SAID GRANTOR, does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances except as stated above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.



20220503000179290 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
05/03/2022 08:10:30 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, Tall Timbers, LLC hereto sets its signature and seal on this the 18th day of April, 2022.

Tall Timbers, LLC, an Alabama Limited Liability Company

By: 
William D. Brogdon, Member

STATE OF ALABAMA
COUNTY OF Shelby

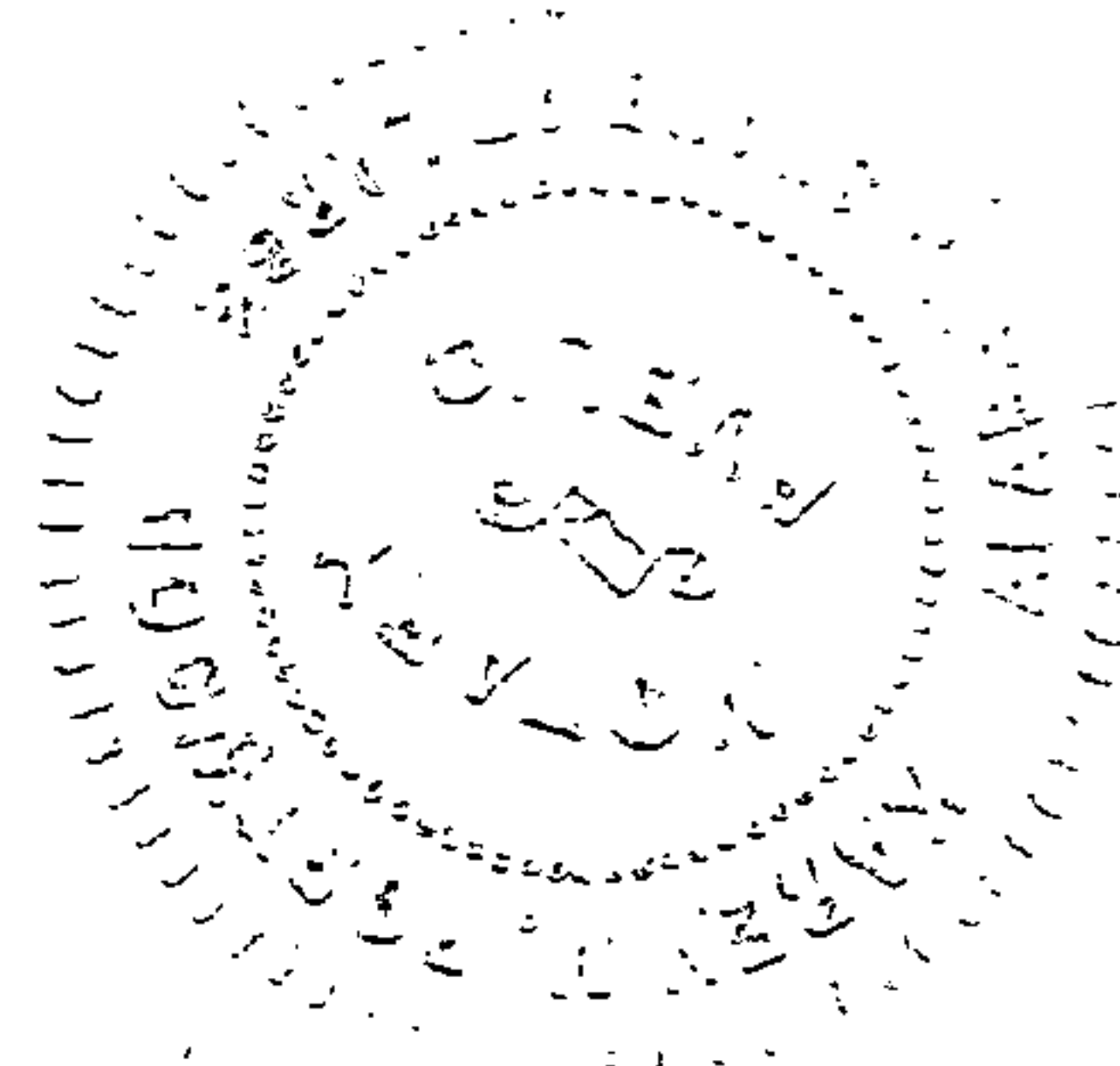
I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that William D. Brogdon, whose name as Member of Tall Timber, LLC, an Alabama limited liability company is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument he, as such officer and with fully authority executed the same voluntarily on with full authority on the day the same bears date.

Given under my hand and official seal this the 18th day of April, 2022.


Notary Public

My commission expires: August 8th, 2023

Send Tax Notice to:
421 Opelika Road
Auburn, AL 36830



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Tall Timbers, LLC
Mailing Address 1500 Resource Drive
Birmingham, AL 35242

Grantee's Name Holland Homes LLC
Mailing Address 421 Opelika Road
Auburn, AL 36830


Property Address 708 Hickory Hollow (Lot 18 The
Highlands)
Chelsea, AL 35043

Date of Sale April 20, 2022
Total Purchase Price \$135,000.00
Or
Actual Value \$
Or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other: _____


20220503000179290 3/3 \$29.00
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If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date April 18, 2022

☐ Unattested

(verified by)

Print Tall Timbers, LLC

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one