

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
DERRICK SEALES
764 HWY 31
ALABASTER AL
35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Forty-Two Thousand and 00/100 Dollars **(\$42,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Holland Real Estate Company, LLC, herein referred to as Grantor, whose mailing address is P.O. Box 1008, Alabaster, AL 35007 (whether one or more), grant, bargain, sell and convey unto Derrick W. Seales, (herein referred to as Grantee, whether one or more) whose mailing address is 764 Highway 31 South, Alabaster, AL 35007, the following described real estate, situated in Shelby County, Alabama, the address of which is the Shelby Count Tax Assessor Parcel ID 22-2-03-0-000-003.000, to-wit:

Lot 1-A, according to the Final Plat Resubdivision Lot 1, Moore Estate Subdivision, as recorded in Map Book 43, Page 86 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2015 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

Grantor represents and warrants that there are no homeowners association dues, fire dues or any other dues owing any governmental or quasi governmental entity.

The undersigned Clay M. Holland as Manager of Grantor has full power and authority to execute this deed for the Grantor.

\$33,600.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.


TO HAVE AND TO HOLD to the said Grantee, his heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 15th day of October, 2014.

Holland Real Estate Company, LLC

By: Clay M. Holland
Clay M. Holland, Manager


20141020000331220 1/1 \$56.00
Shelby Cnty Judge of Probate, AL
10/20/2014 01:44:51 PM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

Shelby County, AL 10/20/2014
State of Alabama
Deed Tax: \$42.00

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Clay M. Holland as Manager of Holland Real Estate Company, LLC, whose name 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 this instrument, he, in his capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 15 day of October, 2014

9-1
Notary Public

My Commission Expires: 3.1.14