

Send tax notice to:
Holland Homes, LLC
421 Opelika Rd
Auburn, AL 36830

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019525

Shelby COUNTY

20190801000276720

08/01/2019 01:21:00 PM

DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Thousand Five Hundred Dollars (\$105,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, Brogdon Development Group, LLC **whose mailing address is: 1500 Resource Drive, Birmingham, AL 35242** (hereinafter referred to as "Grantor") by Holland Homes, LLC **whose mailing address is: 421 Opelika Rd, Auburn, AL 36830** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 41, according to the Final Plat The Highlands of Chelsea, Phase 1, Sector 1, a residential Subdivision as recorded in Map Book 49, Page 52A & 52B, in the Probate Office of Shelby County, Alabama. Together with a 60' easement for ingress/egress and utilities as shown on Map Book 49, Page 52A & 52B in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

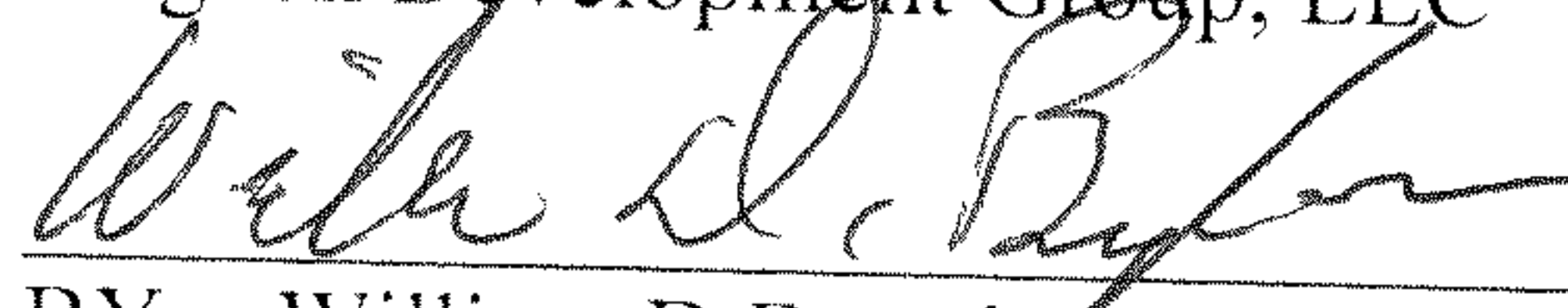
1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
2. Building Line(s), Easement(s) and Restriction(s) as per map
3. Declaration of Protective Covenants and Restrictions to be filed for record.
4. Transmission line permit to Alabama Power Company, recorded in Deed Book 163, Page 433, in the Probate Office of Shelby County, Alabama.
5. Easement to Alabama Power Company recorded in Instrument 2006052600025048 and Instrument 20180606000198810, in the Probate Office of Shelby County, Alabama.
6. Right of way to Shelby County, recorded in Deed Book 180, page 604, in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Gas Corporation, as recorded in Instrument 1993-38334, in the Probate Office of Shelby County, Alabama.
8. Easement to BellSouth Telecommunications, LLC, as recorded in Instrument 2015071700024386, in the Probate Office of Shelby County, Alabama.
9. Permanent Easement Deed as recorded in Instrument 20180426000140630 in the Probate Office of Shelby County, Alabama.

\$487,850.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Brogdon Development Group, LLC, by William D. Brogdon, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 26th day of July, 2019.

Brogdon Development Group, LLC



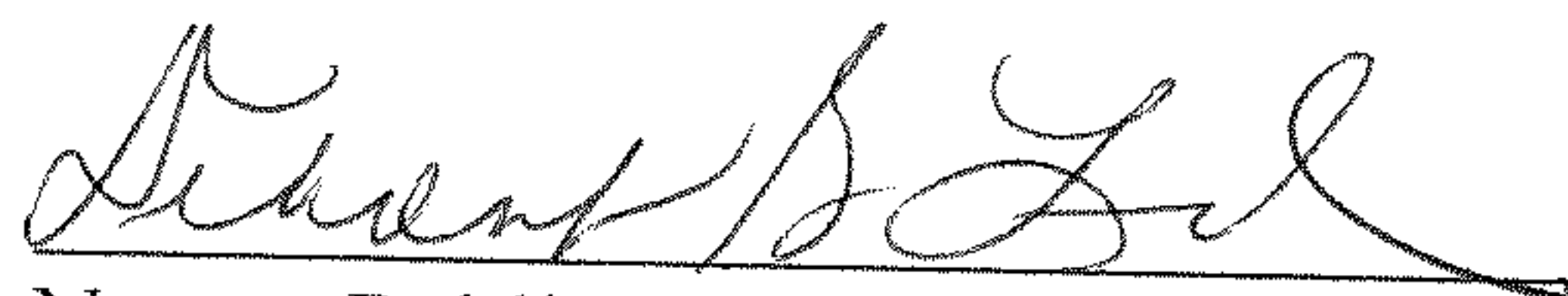
BY: William D Brogdon

ITS: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William D Brogdon, whose name as Member of Brogdon Development Group, 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 company.

Given under my hand and official seal this the 26th day of July, 2019.

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2019 01:21:00 PM
\$19.00 CHARITY
20190801000276720

