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01/02/2020 01:59:36 PM
DEEDS 1/3

This instrument was prepared by:
Jason E. Gilmore, Esq.
Gordon, Dana & Gilmore, LLC
600 University Park Place, Suite 100
Birmingham, AL 35209

Upon recording mail to:
Harrell & Hall Properties, L.L.C.
3509 Pelham Parkway
Pelham, AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Nine Hundred Thousand and No/100 Dollars (\$900,000.00) to the undersigned **Holland Real Estate Company, LLC**, an Alabama limited liability company, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Harrell & Hall Properties, L.L.C.**, an Alabama limited liability company (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

Tax Parcel No. 13-7-25-2-001-035.000

A parcel of land situated in the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 25, Township 20 South, Range 3 West, and run N 88°49'45" W along the South line of said 1/4-1/4 a distance of 1231.25 feet; thence, leaving said 1/4-1/4 line, run N 15°25'30" E a distance of 445.17' to a 5/8" capped iron pin set (Clinkscals CA-1084-LS), being the Point of Beginning; thence run N 15°27'22" E a distance of 160.21 feet to a 1/2" rod; thence run N 77°41'41" W a distance of 319.90 feet to a 1" iron pipe on the Eastern right-of-way line of Shelby County Highway #31; thence run N 14°13'13" E along said right-of-way a distance of 221.55 feet to a 2" steel rod; thence, leaving said right-of-way, run S 75°50'44" E a distance of 322.90 feet to a 5/8" capped iron pin set (Clinkscals CA-1084-LS); thence run N 15°32'16" E a distance of 229.43 feet to a Hex Bolt; thence run S 88°01'33" E a distance of 230.00 feet to a 5/8" capped iron pin set (Clinkscals CA-1084-LS); thence run S 23°31'22" W a distance of 660.03 feet to a 5/8" capped iron pin set (Clinkscals CA-1084-LS); thence run N 74°59'33" W a distance of 130.00 feet to the Point of Beginning, being situated in Shelby County, Alabama.

A Mortgage in the amount of \$765,000.00 is being recorded simultaneously herewith.
Subject to:

1. *Transmission line permit to Alabama Power Company recorded in Deed Book 102, Page 202; Deed Book 108, Page 337 and Deed Book 102, Page 200.*
2. *Right-of-ways granted to Shelby County by instruments recorded in Deed Book 167, Page 440 and Deed Book 102, Page 437.*
3. *Grant of Easements by H. Sherman Holland, Jr. in favor of D.R. Horton, Inc., recorded January 10, 2000 in Instrument # 2000-00913.*

4. *All matters shown on that boundary survey dated December 18, 2019 signed and sealed by Steven J. Clinkscales, Alabama PLS No. 37248 including the following:*
 - a. *Encroachment of chain link fence at Southeast boundary; and*
 - b. *Asphalt drive over Northeast boundary.*
5. *Taxes and assessments for the year 2020 and subsequent years, not yet due and payable.*
6. *Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel located in, on, or under the Land or produced from the land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto or that appear in the Public Records.*

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said GRANTOR, by its Manager, Clay M. Holland, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of December, 2019.

GRANTOR:

Holland Real Estate Company, LLC

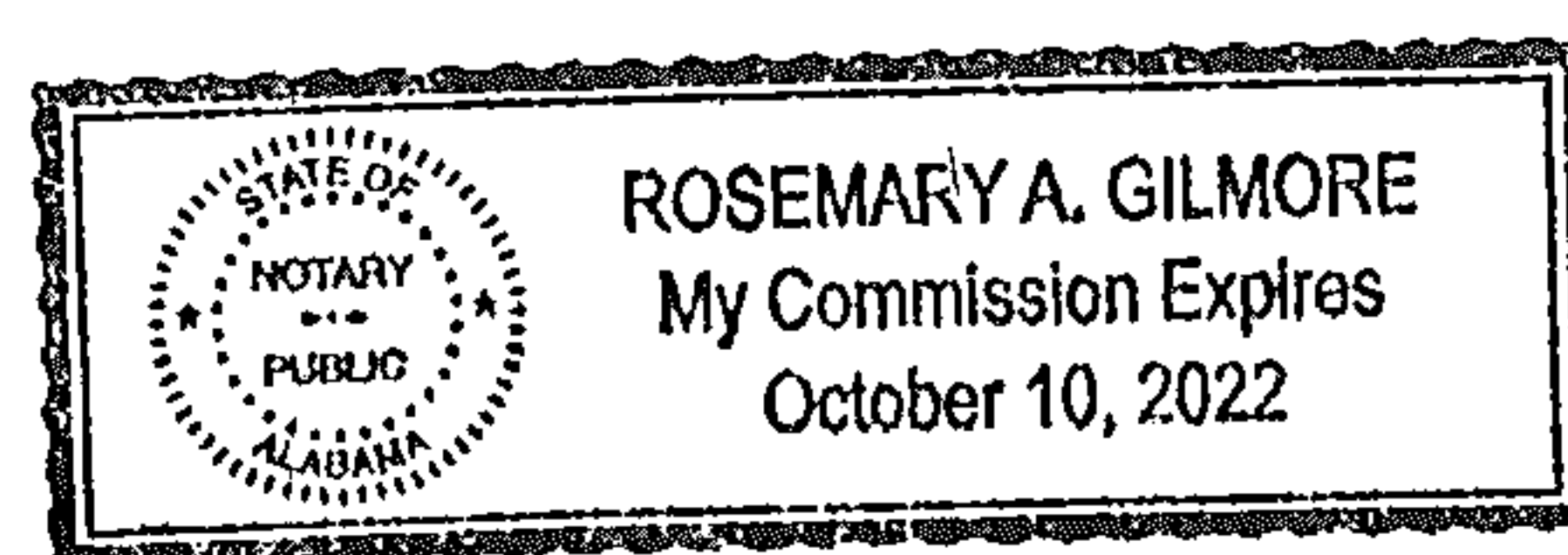
By: Clay M. Holland
Clay M. Holland, Manager

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Clay M. Holland, whose name as Manager of Holland Real Estate Company, an Alabama limited liability company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 31 day of December, 2019.

Rosemary A. Gilmore
Notary Public



Real Estate Sales Validation Form – FORM RT-1

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

Grantor's Name: Holland Real Estate Company, LLC
Mailing Address: 1733 Cedarwood Lane
Hoover, AL 35244

Grantee's Name: Harrell & Hall Properties, LLC
Mailing Address: 3509 Pelham Parkway
Pelham, AL 35124

Property Address: 3509 Pelham Parkway
Pelham, AL 35124

Date of Sale: December ____, 2019
Total Purchase Price: \$900,000.00

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

Appraisal

XXXXX Sales Contract

Other

 Closing Statement

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 Section 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 Section 40-22-1 (h).

x_____ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2020 01:59:36 PM
\$163.00 CHARITY
20200102000002740

Allen S. Beyer