

THIS INSTRUMENT PREPARED BY:
J. ALEX MUNCIE, III
MUNCIE & MATTSON, P.C.
P.O. BOX 3208
AUBURN, ALABAMA 36831
(334) 821-7301


20200206000049810 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
02/06/2020 10:27:50 AM FILED/CERT

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 28, according to the Final Plat of 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, Pages 52A & 52B 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, forever.

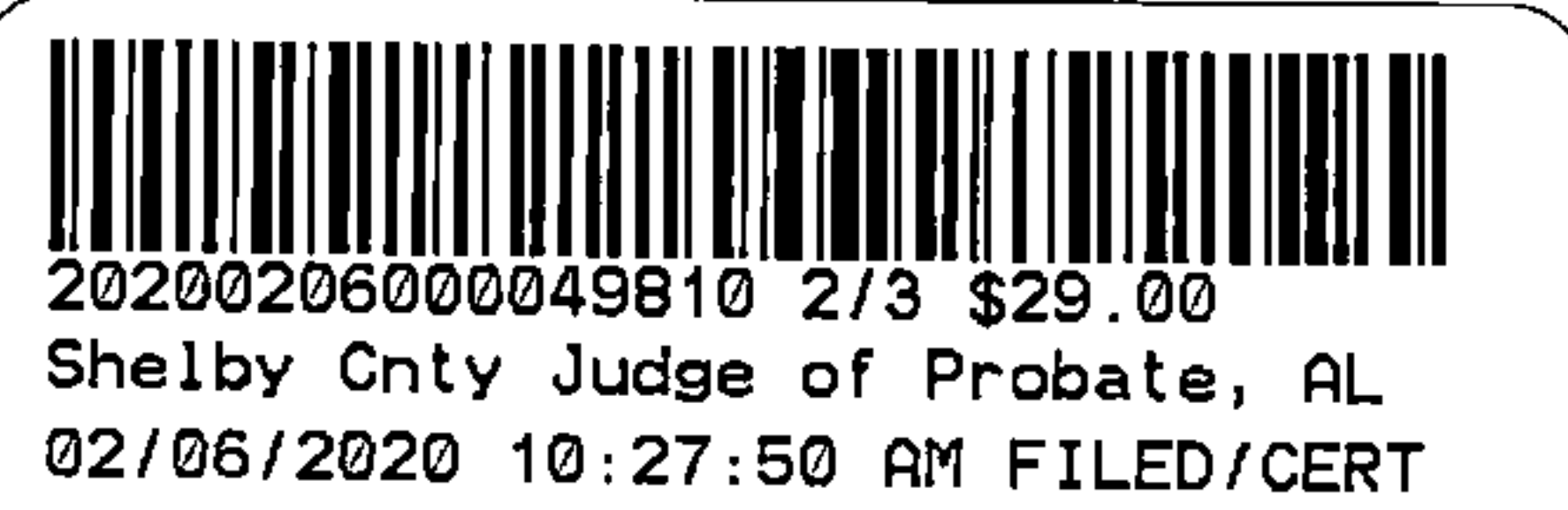
AND THE SAID GRANTOR, does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances except as stated above, that it has a good right to sell and convey the same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

IN WITNESS WHEREOF, the said Grantor, **Tall Timbers, LLC**, an Alabama limited liability company, hereto sets its signature and seal on this the 24th day of January, 2020.

Tall Timbers, LLC,
an Alabama limited liability company

William D. Brogdon
By: William D. Brogdon
Its: Member

STATE OF ALABAMA
COUNTY OF Shelby

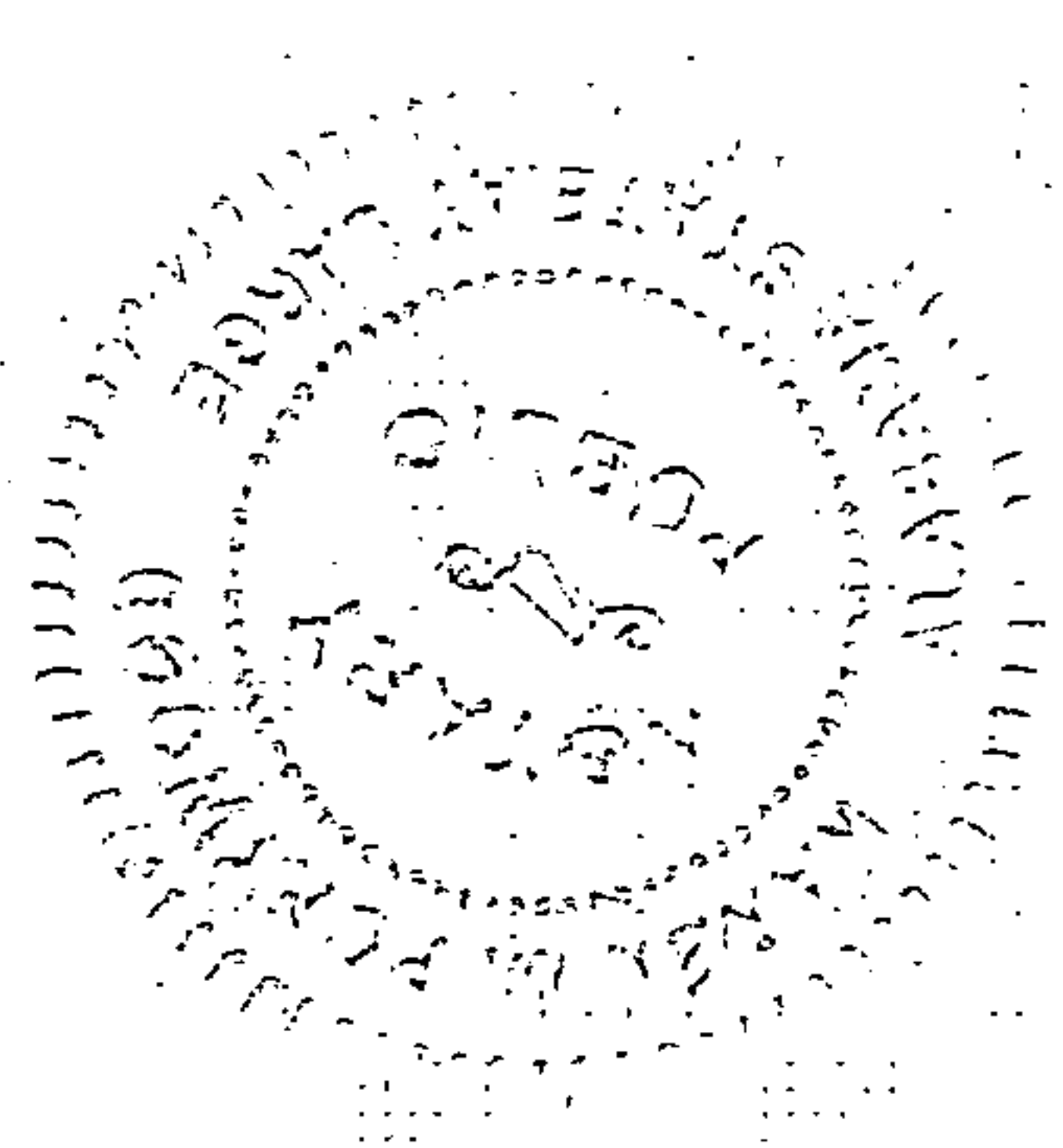


I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that **William D. Brogdon**, whose name as **Member of Tall Timbers, LLC, an Alabama limited liability company**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this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

Given under my hand and official seal this the 24th day of January, 2020.

Karen M. Portwood
NOTARY PUBLIC
My Commission Expires: 8-8-2023

Send Tax Notice to:
P.O. Box 1467
Auburn, AL 36831



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, an Alabama limited liability company	Grantee's Name	Holland Homes, LLC, an Alabama limited liability company
Mailing Address	1500 Resource Drive Birmingham, Alabama 35242	Mailing Address	P.O. Box 1467 Auburn, Alabama 36831
Property Address	344 Timberview Trail Chelsea, Alabama 35043	Date of Sale	January 24, 2020
		Total Purchase Price	\$105,000.00
		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
☐ 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 of 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 1-24-2020

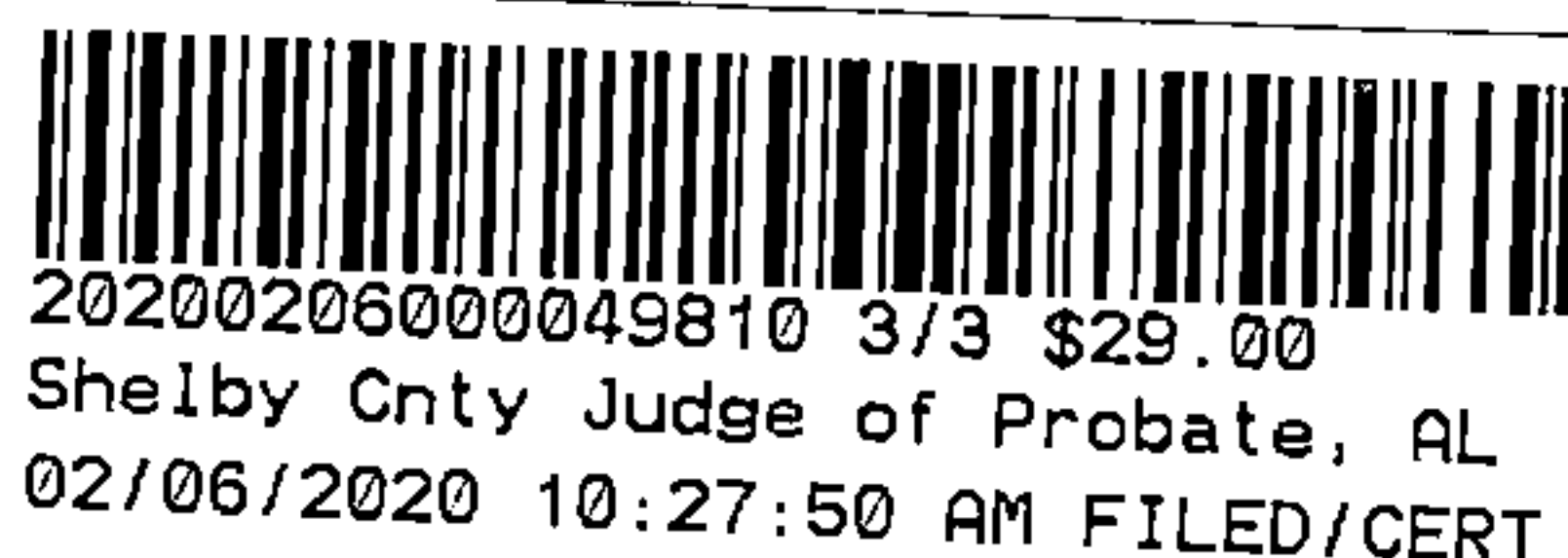
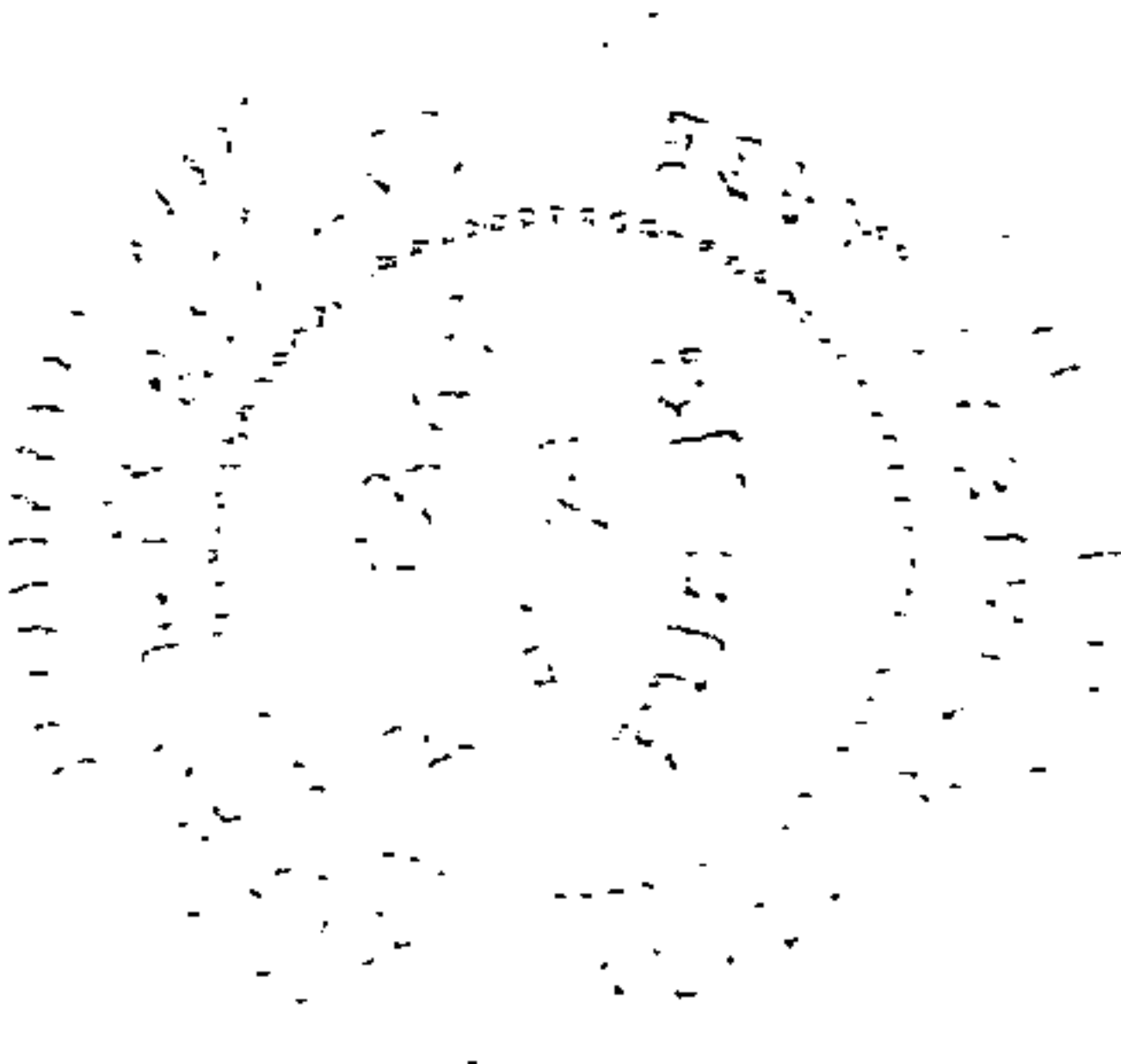
Unattested

Karen M. Portner
(verified by)

Print William D. Brogdon as Member

Sign

William D. Brogdon
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1