

SEND TAX NOTICE TO:
Timothy Pace and Kim Pace
117 Gentle Meadow Drive
Vincent, AL 35178

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2000233

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Seventeen Thousand and 00/100 Dollars (\$17,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Holland Family, LLP, an Alabama general partnership now doing business as Holland Family, LLC, an Alabama limited liability company by Certificate of Merger filed within the Alabama Secretary of State, whose address is PO Box 1008, Alabaster, AL 35007** (hereinafter "Grantor", whether one or more), by **Timothy Pace and Kim Pace, whose address is 117 Gentle Meadow Drive, Vincent, AL 35178** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Timothy Pace and Kim Pace, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **117 Gentle Meadow Drive, Vincent, AL 35178**, to-wit:

Lot 16, according to the Map of Rolling Meadows Estates, as recorded in Map Book 26, Page 93, in the Probate Office of Shelby County, Alabama.

Kim Pace is one and the same person as Pamela Kim Pace.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$148,696.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 7th day of November, 2020.

Holland Family, LLP, an Alabama general partnership now doing business as Holland Family, LLC, an Alabama limited liability company by Certificate of Merger filed within the Alabama Secretary of State

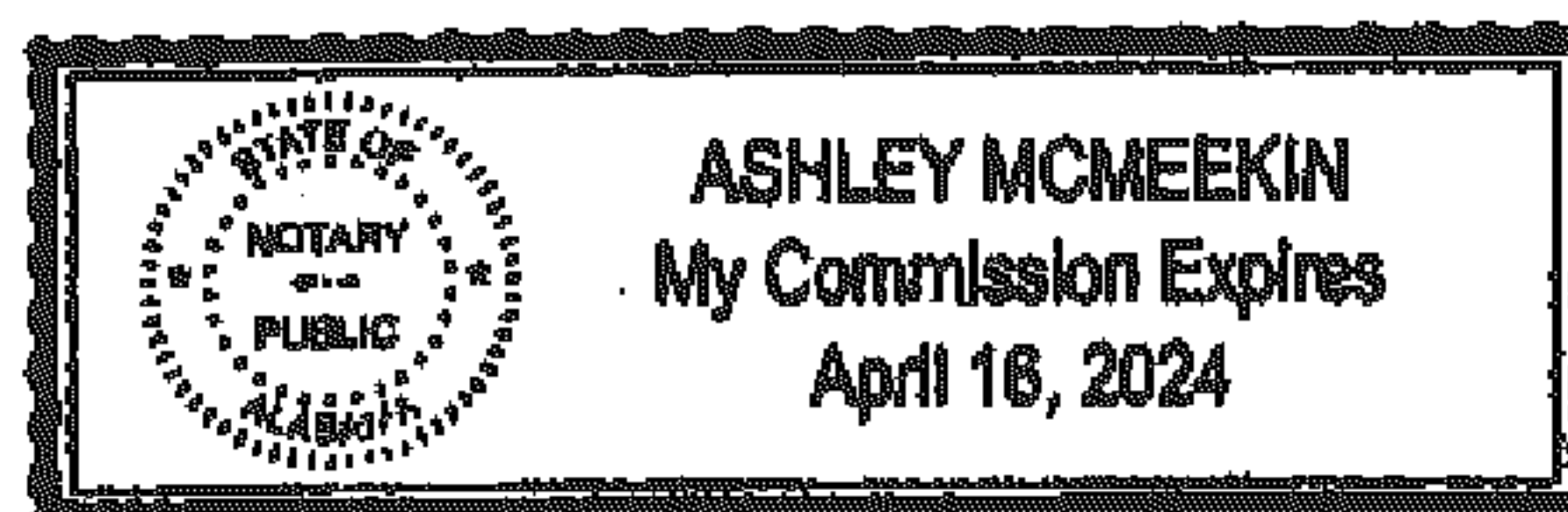
Clay M. Holland
By: Clay M. Holland
Its: Manager

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Clay M. Holland, whose name as Manager of the Holland Family LLP, an Alabama general partnership now doing business as Holland Family, LLC, an Alabama limited liability company by Certificate of Merger filed within the Alabama Secretary of State, 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, in his capacity as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal on this 7th day of November, 2020.

Ashley McMeekin
Notary Public
Printed Name: Ashley McMeekin
My Commission Expires: April 16, 2024



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Holland Family, LLP DBA Holland Family LLC
 Mailing Address PO Box 1008 Alabaster AL 35007

Grantee's Name Timothy Pace and Kim Pace
 Mailing Address 117 Gentle Meadow Drive
Vincent AL 35178

Property Address 117 Gentle Meadow Drive
Vincent AL 35178

Date of Sale 11/7/2020
 Total Purchase Price \$ 17,000
 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
x 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 § 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 11-12-20

Print Skyler Murphy

_____ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/03/2020 11:18:07 AM
 \$30.00 CHARITY
 20201203000552660

Allen S. Bayl