

Prepared by:
Marcus L. Hunt
2870 Old Rocky Ridge Rd.
Birmingham, Al. 35243

Send tax notice to:
Angelia Brown
323 Timberview Trail
Chelsea, Al. 35043

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12/16/2020 01:50:34 PM
DEEDS 1/2

LIMITED LIABILITY CORPORATION FORM WARRANTY DEED JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY of SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration **Six hundred twenty thousand five hundred seventy and no/100 (\$620,570.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto,** to the undersigned Grantor

✓ Holland Homes, LLC whose mailing address is:
421 Opelika Rd. Auburn, AL 36830

(herein referred to as Grantor) in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

Benjamin L. Sutton and Andrea L. Sutton whose mailing address is:
323 Timberview Trail, Chelsea, Al. 35043

(herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is: 323 Timberview Trail, Chelsea, Al. 35043 to-wit:

Lot 48, 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 and 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: All easements, restrictions and rights of way of record.

\$599,268 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted 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 Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

✓ IN WITNESS WHEREOF, THE SAID Grantor by its Member who is authorized to execute this conveyance, has hereto set its signature and seal this the 9 day of December, 2020.

HOLLAND HOMES, LLC

By: [Signature]
DANIEL HOLLAND, ITS MEMBER

State of ALABAMA

County of LEE

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Daniel Holland whose name as Member for HOLLAND HOMES, LLC, a Limited Liability Company is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he as such Member and with full authority, executed the same voluntarily for and as the act of said LLC.

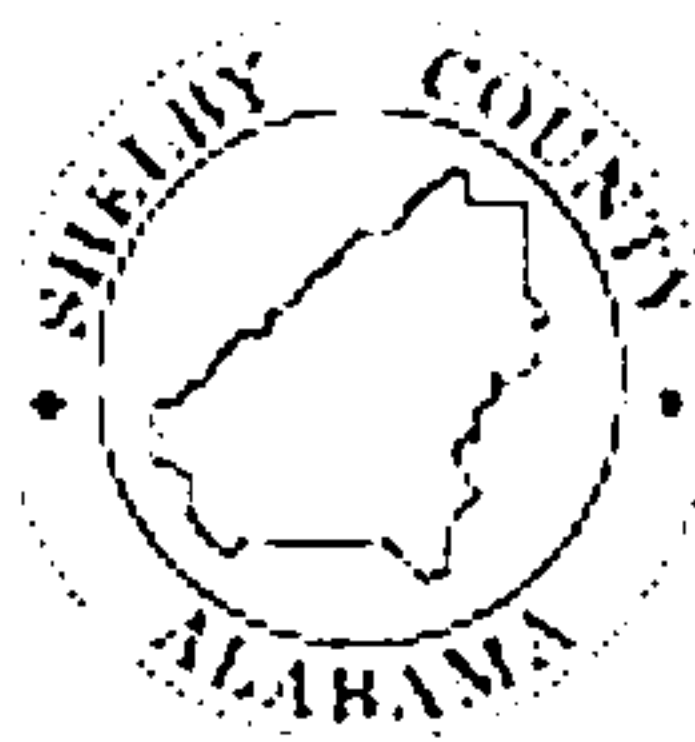
Given under my hand and official seal this the 17 day of DECEMBER, 2020.

[Signature]
NOTARY PUBLIC

My commission expires: J. ALEX MUNCIE III
MARCH 01, 2021



J. ALEX MUNCIE, III
NOTARY PUBLIC, ALABAMA
STATE AT LARGE
MY COMMISSION EXPIRES MARCH 1, 2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/16/2020 01:50:34 PM
\$46.50 JESSICA
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Alex S. Bayl