

Instrument prepared by:
Tom Cassick
CREST Legal Group, LLC
790 Montclair Rd, Ste 220
Birmingham, AL 35213

20210105000005270 1/3 \$30.50
Shelby Cnty Judge of Probate, AL
01/05/2021 10:55:52 AM FILED/CERT

Shelby County, AL 01/05/2021
State of Alabama
Deed Tax:\$2.50

Property Address:
1385 1st Street North
Alabaster, AL 35007

Grantee's Address:
1318 Pike Road
Pike Road, AL 36064

STATUTORY WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to Holland Real Estate Company LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the 2DN LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 21st of December, 2020

Holland Real Estate Company LLC, an Alabama Limited Liability Company

By: Clay Holland
Clay Holland, Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Oscar Angwin Notary Public, in and for said County in said State, hereby certify that Clay Holland whose name as Member of Holland Real Estate Company LLC, a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 21st day of December, 2020.

Notary Public

My Commission Expires: 3-6-2024

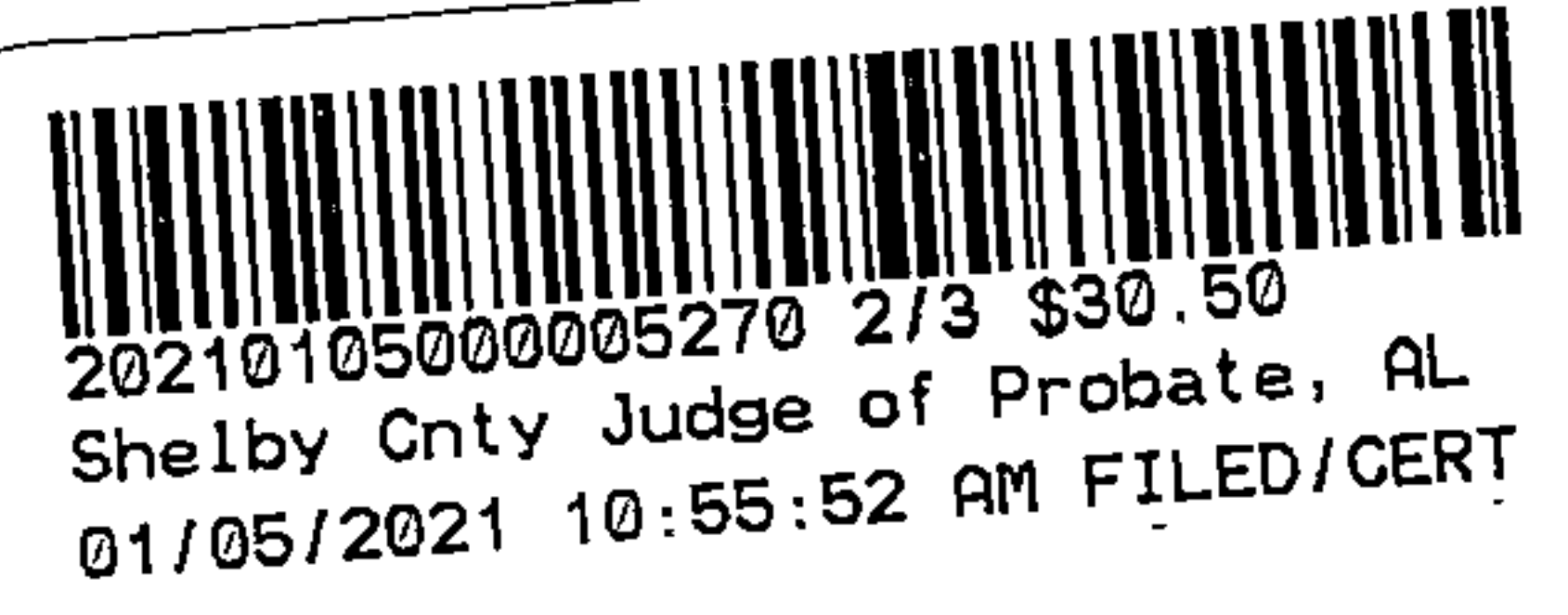
OSCAR R ANGWIN
NOTARY PUBLIC
ALABAMA STATE AT LARGE

EXHIBIT "A"

Property Address: 1385 1st Street North
Alabaster, AL 35007

Tax Parcel No. 13-7—25-3-001-008.002

Commence at the Southwest corner of the Southwest quarter of the Southwest quarter of said Section 25; thence East a distance of 130.60 feet to Westerly right of way line of US. Highway 31; thence Northeast 675 feet along right of way Northwest a distance of 210 feet to the point of beginning; continue Northwest to the Easterly right of way RR Northerly 105 feet along the right of way Easterly 137.74 feet; thence Southwest 105 feet to the point of beginning.



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 Real Estate Company LLC
Mailing Address _____Grantee's Name 2DN LLC
Mailing Address 1318 Pike Road
Pike Road, AL 36064Property Address 1385 1st Street North
Alabaster, AL 35007Date of Sale December 21, 2020
Total Purchase Price \$120,000.00
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
☐ Sales Contract☐ Appraisal
☐ Other: _____☒ Closing StatementIf 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 Dec 22 2020 Print Oscar Angwin☐ Unattested

(verified by) _____

Sign [Signature]
(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1

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Alabama, County

Allen S. Byrd