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DEEDS 1/2

**SEND TAX NOTICE TO:**

Yolanda Maldonado Aguilar and  
Antonio Rivera Nunez  
859 Hwy 39, Lot K  
Chelsea, AL 35043

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
SMT2100051

**WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of Sixteen Thousand Five Hundred and 00/100 Dollars (\$16,500.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, Holland Family, LLC, an Alabama Limited Liability Company, whose address is PO Box 1008, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by Yolanda Maldonado Aguilar and Antonio Rivera Nunez, whose address is 859 Hwy 39, Lot K, Chelsea, AL 35043, (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 Yolanda Maldonado Aguilar and Antonio Rivera Nunez, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is 105 Gentle Meadow Dr., Vincent, AL 35178, to-wit:

Lot 19, according to the Survey of Rolling Meadow Estates, as recorded in Map Book 26, page 93 in the Probate Office of Shelby County, Alabama.

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 \$0.00 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 itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor, Holland Family, LLC, an Alabama Limited Liability Company, by Clay M. Holland, as Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 12th day of March, 2021.

**Holland Family, LLC, an Alabama Limited Liability Company**

Clay M. Holland  
By: Clay M. Holland  
Its: Manager *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, as Manager of Holland Family, 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 the conveyance he, in his capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal on this 12th day of March, 2021.

[Signature]  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/12/2021 04:05:07 PM  
\$41.50 CHARITY  
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*Allen S. Bayl*