

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To: Larry Goodwin
Kathi Goodwin
218 Crossbrook Drive
Chelsea, AL 35043
DEEDS 1/2

File No.: 44444-21-0577

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Five Thousand Dollars and No Cents (\$65,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Holland Real Estate Company LLC, An Alabama Limited Liability Company** whose mailing address is:

P.O. Box 1008, Alabaster, AL 35007

(herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Larry Goodwin and Kathi Goodwin, whose mailing address is:**

218 Crossbrook Drive, Chelsea, AL 35043

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 255 Creekside Lane, Pelham, AL 35124;** to wit;

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Manager, Clay M. Holland, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of May, 2021.

HOLLAND REAL ESTATE COMPANY LLC

Clay M. Holland
Clay M. Holland
Manager

State of Alabama

County of Shelby

I, Sandy F. Johnson, a Notary Public in and for said County in said State, hereby certify that Clay M. Holland, Manager of Holland Real Estate Company LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 21st day of May, 2021.

Sandy F. Johnson
Notary Public, State of Alabama

Sandy F. Johnson

My Commission Expires: January 22, 2023

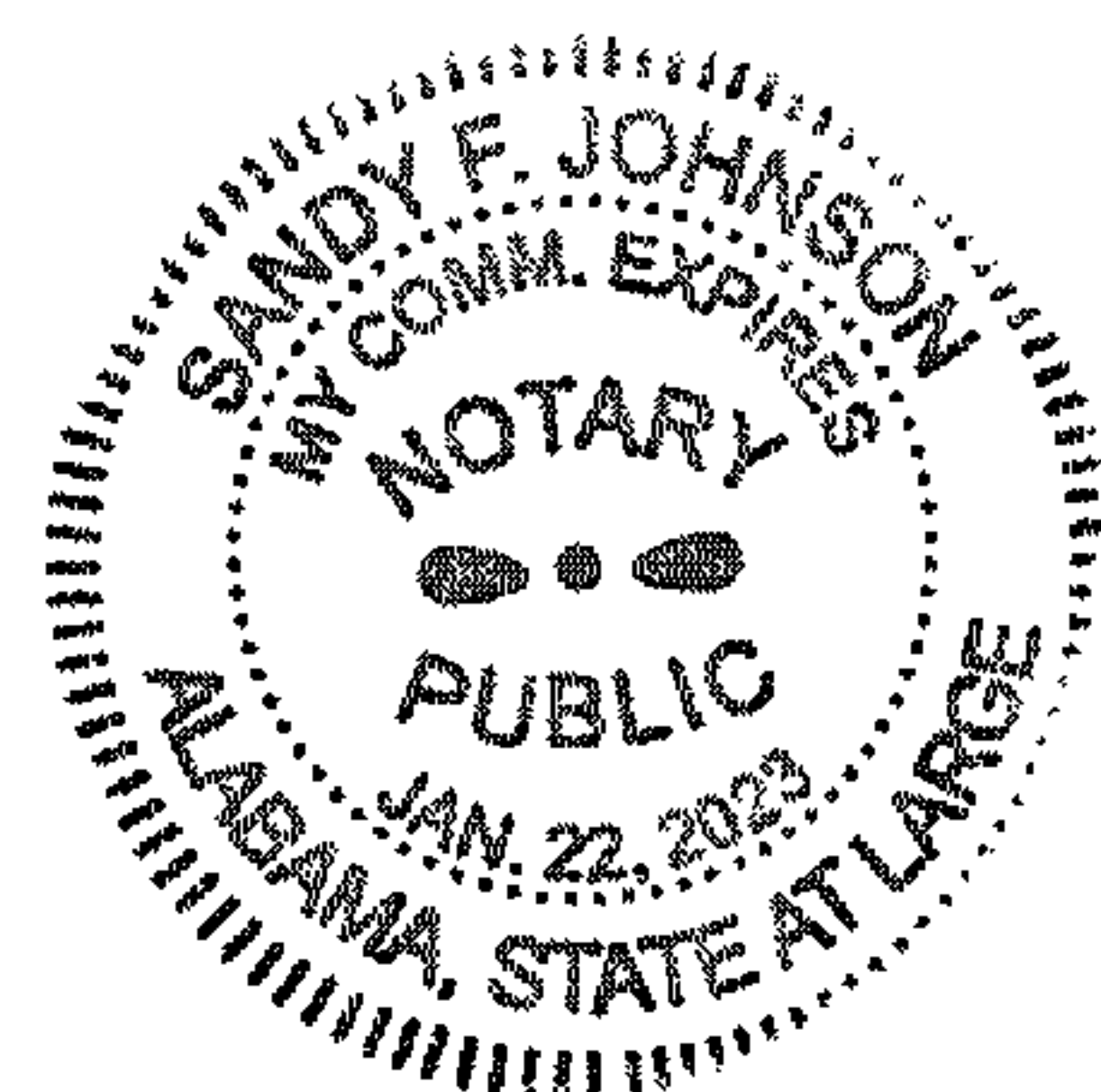


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 44444-21-0577

Parcel 1: Tax ID Number: 13-7-26-1-006-063.000

Lot 192 according to the Final Plat of Holland Lakes Sector 3 as recorded in Map Book 37, Page 85 in the Office of the Judge of Probate of Shelby County, Alabama.

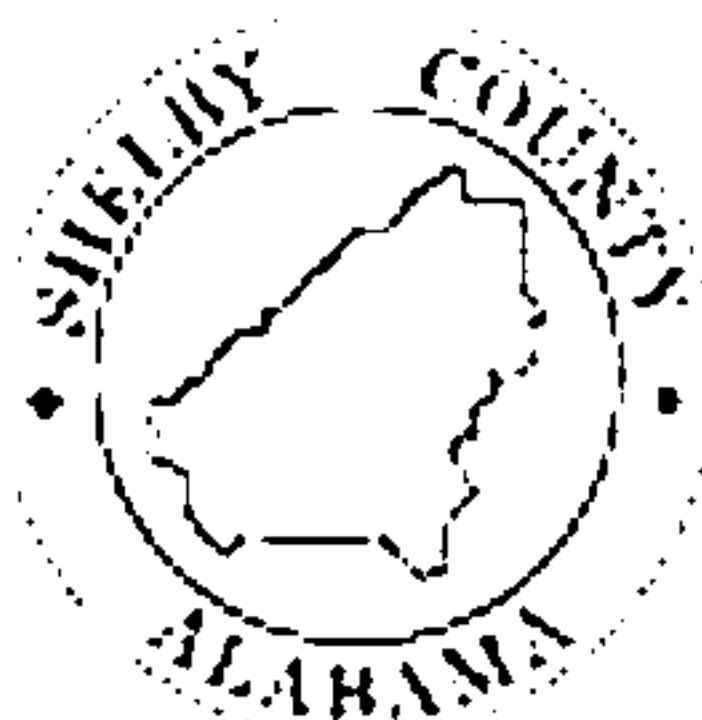
Parcel 2: Tax ID Number: 13-7-26-1-006-105.000

A parcel of land situated in the NW 1/4 of the SE 1/4 of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows.

Commence at the SE corner of the N 1/2 of the NW 1/4 of the SE 1/4 of Section 26, Township 20 South, Range 3 West; thence N 00 degrees 51 minutes 01 seconds W along the East line of said 1/4-1/4 section a distance of 939.14 feet to a point in the centerline of Buck Creek, said point being the Power of Beginning; thence continue N 00 degrees 51 minutes 01 seconds W a distance of 279.60 feet to a point in the centerline of Buck Creek; thence N 89 degrees 43 minutes 31 seconds W along said centerline a distance of 59.23 feet; thence N 83 degrees 09 minutes 22 seconds W along said centerline a distance of 155.93 feet; thence S 64 degrees 44 minutes 57 seconds W along said centerline a distance of 99.46 feet; thence S 55 degrees 38 minutes 34 seconds W along said centerline a distance of 39.08 feet; thence S 19 degrees 47 minutes 13 seconds W along said centerline a distance of 61.69 feet; thence S 28 degrees 51 minutes 42 seconds E along said centerline a distance of 56.91 feet; thence S 59 degrees 31 minutes 25 seconds E along said centerline a distance of 72.23 feet; thence S 71 degrees 38 minutes 11 seconds E along said centerline a distance of 132.04 feet; thence S 71 degrees 53 minutes 28 seconds E along said centerline a distance of 153.88 feet to the Point of Beginning.

The property is conveyed subject to the following:

- (1) Ad valorem taxes and municipal assessments due and payable October 1, 2021 and all subsequent years thereafter;
- (2) Fire district, library district and municipal assessments for 2021 and subsequent years not yet due and payable, if any;
- (3) Mineral and mining rights not owned by Granter;
- (4) The terms, provisions, covenants, conditions and restrictions of the Holland Lakes Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20050425000196100 and the First Amendment thereto recorded as Instrument No. 20050602000267270 in the Probate Office of Shelby County, Alabama, and as may be further amended from time to time in accordance therewith (collectively with all amendments thereto, the "Declaration") including, without limitation, the rules and regulations promulgated by the Holland Lakes Owners Association, Inc. (the "Association"), the Architectural Review Committee's right to approve or deny plans and specifications for any and all improvements within the Property pursuant to Article V, the use restrictions of Article VI, and the maintenance requirements of Article VII. Notwithstanding the foregoing, Grantee shall be exempt from the following provisions of the Declaration:
 - (i) Grantee will be an Owner, as defined in the Declaration, for purposes of all terms and provisions of the Declaration except that Grantee shall not be a member of the Association nor have the right to vote as a member of the Association and membership in the Association shall not be appurtenant to the Property; and
 - (ii) Grantee shall not be obligated to pay Annual or Special Assessments to the Association as is required of other Owners under Article VIII of the Declaration.
- (5) All covenants, conditions, restrictions, easements, rights-of-way and other matters of record, present zoning classification and requirements, subdivision regulations and other applicable governmental regulations and restrictions.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2021 08:30:32 AM
\$90.00 MIST
20210604000273400

Allen S. Bayl