

THIS INSTRUMENT PREPARED BY:
J. CLAY MADDOX
J. CLAY MADDOX, LLC
ATTORNEY AT LAW
409 LAY DAM ROAD
CLANTON, AL 35045

20210805000380210
08/05/2021 01:20:30 PM
DEEDS 1/3

STATUTORY WARRANTY DEED

SEND TAX NOTICES TO:

117 Morning Dove Way
Vincent, AL 35178

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of Eighteen Thousand, Two Hundred and Fifty and 0/100 Dollars (\$18,250.00) and other valuable considerations to the undersigned GRANTOR, **Holland Family, LLC**, in hand paid by the GRANTEEES, **Dawn Bowden and Eric L. Bowden**, the receipt whereof is acknowledged, the said GRANTOR, does hereby grant, bargain, sell and convey unto the said GRANTEEES in fee simple, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in ~~Chilton~~ ^{Shelby} County, Alabama, to wit:

Lot 8, according to the Survey of Rolling Meadow Estates, as recorded in Map Book 26 page 93 in the Probate office of Shelby County, Alabama.

Prior Deed Reference: Book 1999 Page 20350.

Subject to: Restrictive Covenants as set forth in Inst. 2000 page 01607.

~~\$18,250.00 from Purchase Money Mortgage used to purchase property,~~
~~TO HAVE AND TO HOLD to the said GRANTEEES, their heirs and assigns in fee~~
simple forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character express or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, we have, hereunto set our hands and seals, this the 12th day of July, 2021.

Holland Family, LLC

Clay M. Holland

By: Clay M. Holland

As: managing member

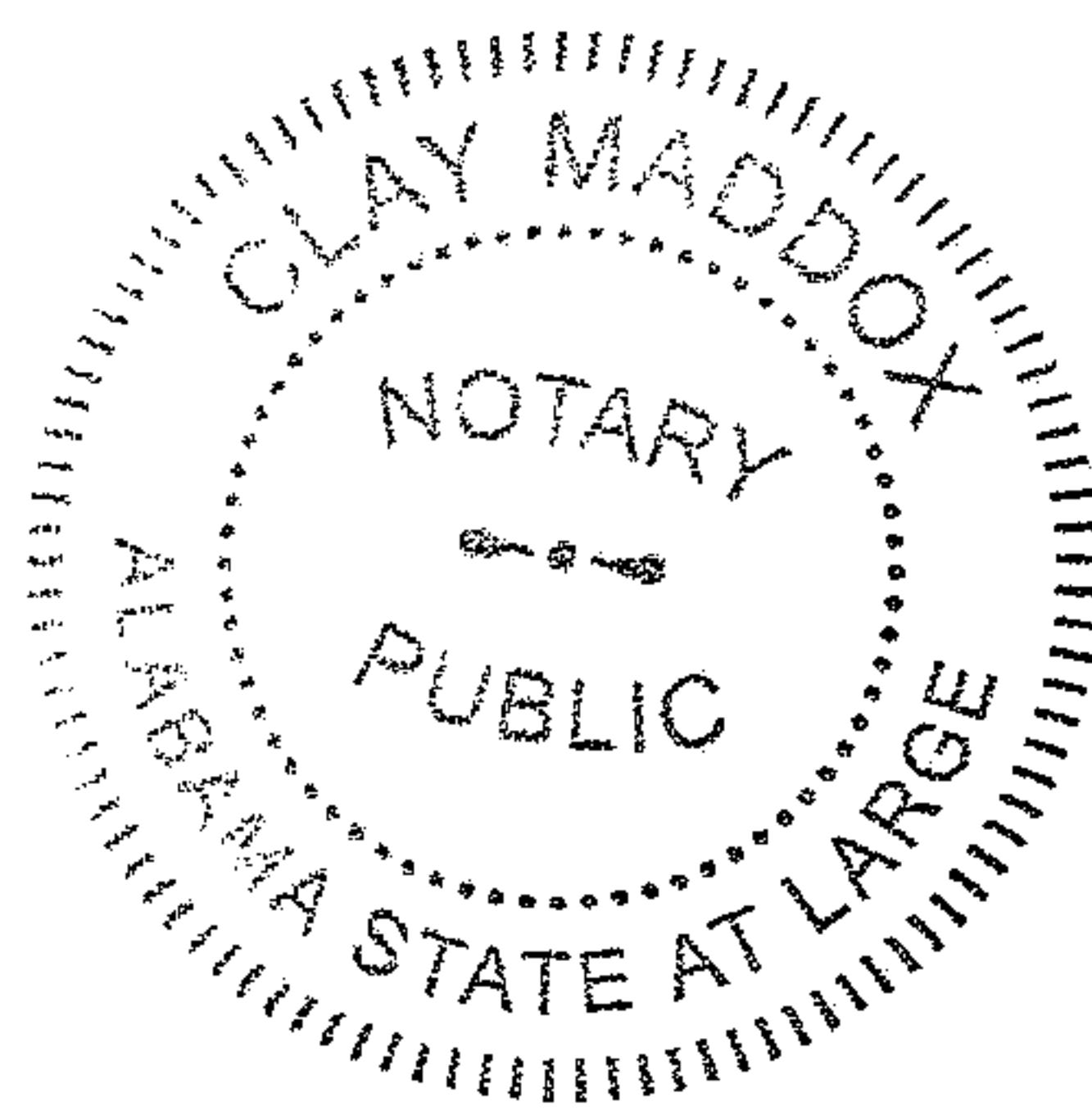
State of Alabama

Chilton County

I, a Notary Public, in and for said County, in said State, hereby certify that Holland Family, LLC by Clay M. Holland, as managing member 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, as such officer and with full authority and power, executed the same as and for the act of on the day the same bears date.

~~S~~ ~~NOTARY PUBLIC~~

4-23-23



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, LLC
 Mailing Address PO Box 1008
Alabaster, AL 35007

Grantee's Name Dawn Bowden and Eric Bowden
 Mailing Address 117 Morning Dove Way
Vincent, AL 35178

Property Address 117 Morning Dove Way
Vincent, AL 35178

Date of Sale 07/13/2021Total Purchase Price \$18,250.00

or

Actual Value \$

or

Assessor's Market Value \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/05/2021 01:20:30 PM
 \$29.00 CHERRY
 20210805000380210

Allen S. Boyd

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
 Closing Statement

Appraisal
 Other

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 7-13-21Print Clay Maddox UnattestedSign S

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1