

THIS INSTRUMENT PREPARED BY:

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21-2863


20210827000418850 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
08/27/2021 12:48:57 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, to the undersigned **Tall Timbers, LLC**, an Alabama limited liability company (hereinafter referred to as Grantor) in hand paid by **Holland Homes LLC**, an Alabama limited liability company (hereinafter referred to as Grantee), the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee that certain parcel of real estate situated in Shelby County, Alabama, being more particularly described as:

Lot 11, according to the Final Plat of The Highlands of Chelsea, Phase 1, Sector 3, a residential Subdivision as recorded in Map Book 53, Page 54A & 54B, in the Probate Office of Shelby County, Alabama.

This conveyance and the warranties hereinafter contained are made subject to any and all easements, covenants, and rights-of-way of record in said county affecting said described property.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, in fee simple, forever.

AND THE SAID GRANTOR, does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances except as stated 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Tall Timbers, LLC hereto sets its signature and seal on this the 24th day of August, 2021.

Tall Timbers, LLC, an Alabama Limited Liability Company

By: William D. Brogdon
William D. Brogdon, Member

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that William D. Brogdon, whose name as Member of Tall Timbers, 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 said conveyance, he, in said capacity and with full authority, executed the same voluntarily on with full authority on the day the same bears date for and as the act of said limited liability company.

Given under my hand and official seal this the 24th day of August, 2021.

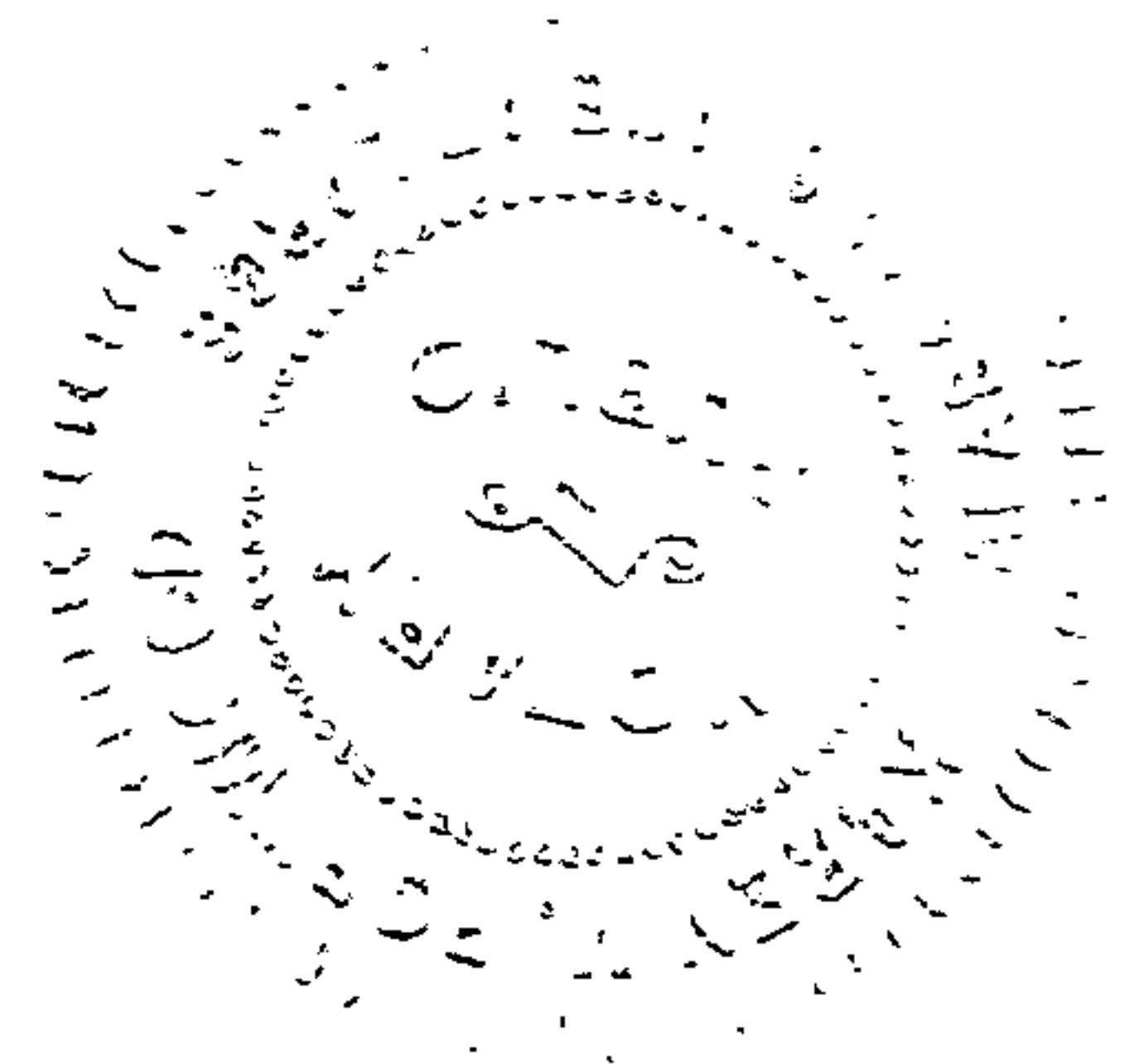
Karen M. Portwood
Notary Public

My commission expires: August 8, 2023

Send Tax Notice to:
421 Opelika Road
Auburn, AL 36830



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Tall Timbers, LLC
Mailing Address 1500 Resource Drive
Birmingham, AL 35242

Grantee's Name Holland Homes, LLC
Mailing Address 421 Opelika Road
Auburn, AL 36830

Property Address 736 Hickory Hollow (Lot 11 The
Highlands)
Chelsea, AL 35043

Date of Sale August 25, 2021
Total Purchase Price \$135,000.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other: _____
☒ Closing Statement

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 _____

Print Tall Timbers, LLC

☐ Unattested _____
(verified by)

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



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Form RT-1