

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

20211112000545150
11/12/2021 09:18:19 AM
DEEDS 1/3

STATUTORY WARRANTY DEED

SEND TAX NOTICES TO:
545 Overland Road, Apt 6
Montevallo, AL 35115

STATE OF ALABAMA)
 KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

WHEREAS, in consideration of the sum of Eighteen Thousand Five Hundred and 00/100 (\$18,500.00) Dollars and other valuable considerations to the undersigned GRANTOR, **Holland Family LLC, a Limited Liability Company**, in hand paid by the GRANTEE, **Kevin Eugene Green and Andrian Shenice Green**, the receipt whereof is acknowledged, the said GRANTOR, does hereby grant, bargain, sell and convey unto the said GRANTEES 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 Shelby County, Alabama, to wit:

Lot 9, according to the Survey of Rolling Meadow Estates, as recorded in Map Book 26 page 93 in the Probate Office of Shelby County, Alabama.

NOTE: \$18,500.00 of the purchase price was obtained by a Purchase Money Mortgage.

Prior Deed Reference: Book 1999 Page 20350.

TO HAVE AND TO HOLD to the said GRANTEES, 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

Expiration Date:

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 Kevin Eugene Green
Mailing Address 545 Overland Road
APT 6
Montevallo, AL 35115

Property Address 113 Morning Dove Way
Lot 9
~~Shelby Co, AL~~
Vincent, AL 35178

Date of Sale 9-3-21
Total Purchase Price \$ 18,500.00
or
Actual Value \$
Assessor's Market Value \$

20211112000545150 11/12/2021 09:18:19 AM DEEDS 3/3 or

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 11-11-21

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk

Print Clay Maddox

Shelby County, Alabama
11/12/2021 09:18:19 AM
\$29.00 CHARITY
20211112000545150

Sign

(Grantor/Grantee/Owner/Agent) circle one

Ann S. Bayl

Form RT-1

