

20211208000584250

12/08/2021 02:21:47 PM

DEEDS 1/2

FILE NO: V21-038

Tax Notice To: Kendrick LaSalle Brown

STATE OF ALABAMA)

101 Rolling Circle
Vincent, AL 35178

WARRANTY DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **SEVENTEEN-THOUSAND DOLLARS AND 00/100 (\$17,000.00)** and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **HOLLAND FAMILY, LLC** (hereinafter referred to as GRANTOR, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the **GRANTEE, KENDRICK LASALLE BROWN** (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of Winston, State of Alabama, to-wit:

Lot 13, according to the Survey of Rolling Meadow Estates, as recorded in Map Book 26, page 93 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

***Commonly known as 101 Rolling Circle Vincent, AL 35178**

***This address is not the homestead of the seller.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, then to the heirs and assigns of the GRANTEE, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hands and seals this the 4th day of June 2021.

Clay M. Holland
Clay M. Holland, Managing
Partner of Holland Family, LLC

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Chuck Kilpatrick, 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, executed the same voluntarily for and as the act of said.

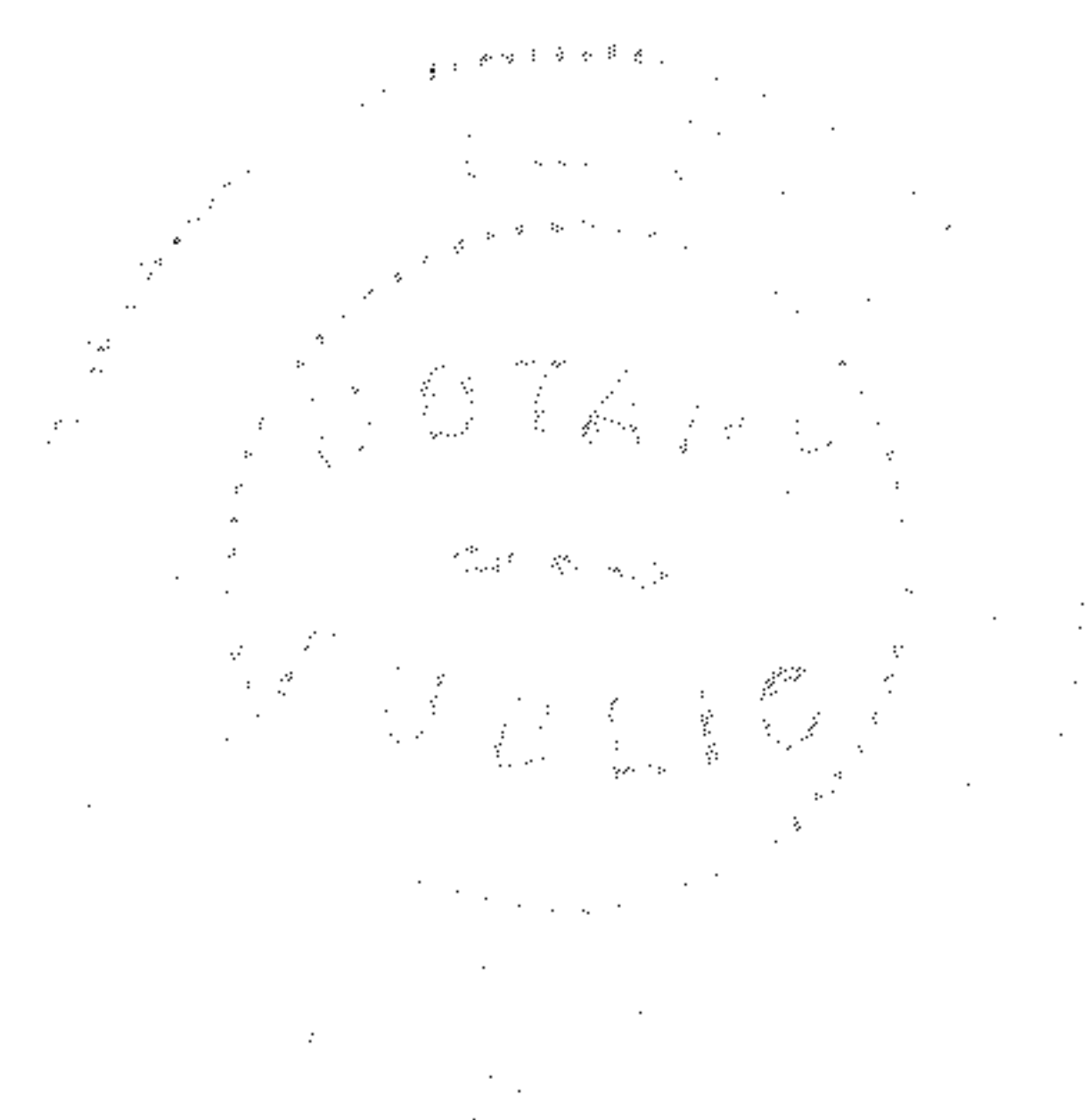
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this, the 4th day of June 2021.

[Signature]
NOTARY PUBLIC

My Commission Expires: 12/1/2021

THIS INSTRUMENT PREPARED BY:

Brian M. Cloud, Esq.
Cloud Willis & Ellis, LLC
3928 Montclair Road Suite 227
Birmingham, Alabama 35213
205-322-6060



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Clay M. Holland, Managing Partner for			
Grantor's Name	<u>Holland Family, LLC</u>	Grantee's Name	<u>Kendrick LaSalle Brown</u>
Mailing Address	<u>P.O. Box 1003</u>	Mailing Address	<u>101 Rolling Circle</u>
	<u>Alabaster, AL 35007</u>		<u>Vincent, AL 35178</u>
Property Address	<u>101 Rolling Circle Vincent, AL 35178</u>	Date of Sale	<u>6/4/2021</u>
		Total Purchase Price	<u>17000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 6/4/2021

Print Kendrick LaSalle Brown

Unattested

(verified by)

Sign Kendrick LaSalle Brown
 (Grantor/Grantee/Owner/Agent) circle one

Date 6/4/2021

Print

Unattested

(verified by)

Sign
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/08/2021 02:21:47 PM
 \$42.00 CHERRY
 20211208000584250

Allen S. Boyd