

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
S & C Development LLC
2360 Timber Lane
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED SIXTY NINE THOUSAND FIVE HUNDRED AND 00/100 (\$269,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Holland Real Estate Company, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **S & C Development LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A".

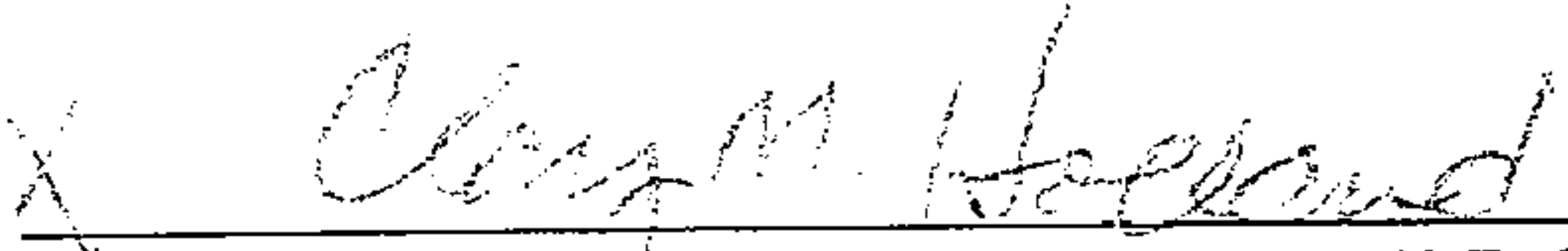
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, 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 successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 3rd day of January, 2022.



Holland Real Estate Company, LLC
By: Clay M. Holland
Its: Manager

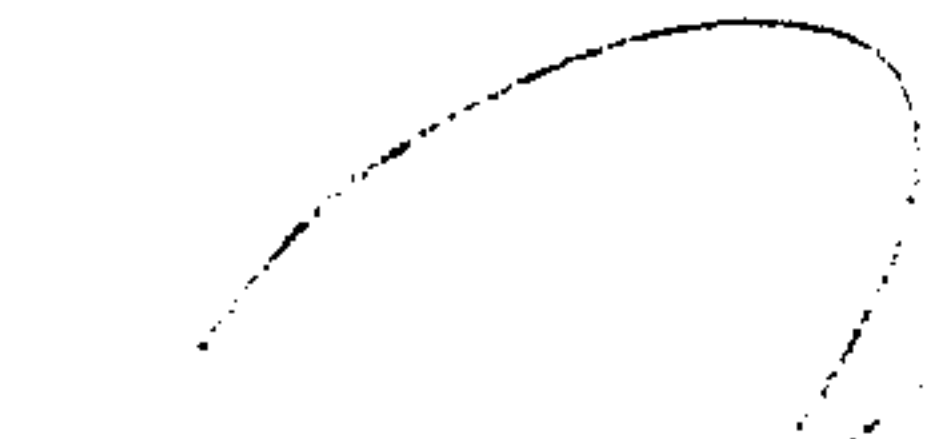
STATE OF ALABAMA
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Clay M. Holland whose name as Manager of **Holland Real Estate Company, LLC**, a(n) Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of January, 2022.



Notary Public
My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form

Grantor's Name: Holland Real Estate
Company, LLC
Grantor's Address: 1733 Cedarwood Lane
Hoover, AL 35244

Grantee's Name: S & C Development LLC
Grantee's Address: 2360 Timber Lane
Alabaster, AL 35007

Property Address: HWY 17 Burnt Pine Drive
Alabaster, AL 35007

Date of Sale: January 3, 2022
Total Purchase Price: \$269,500.00

The purchase price or actual value claimed on this form can be verified by the sales contract.

Exhibit "A"
Property Description

Property No. 15

Tax Parcel No. 23-2-09-0-001-019.001

Tax Parcel No. 23-2-09-0-001-019.047

Tax Parcel No. 23-2-09-0-001-019.048

Part of the NE 1/4 being situated in Section 9, Township 21 South, Range 3 West, and being more particularly described as follows:

Beginning at the NE corner of the SE 1/4 of the NE 1/4 of said Section 9; thence South 0 degrees 25 minutes 46 seconds West and run along the East line of said 1/4-1/4 section for 364.25 feet; thence North 89 degrees 23 minutes 04 seconds West and run 1046.48 feet; thence North 1 degree 38 minutes 56 seconds East and run 66.09 feet; thence North 18 degrees 21 minutes 04 seconds West and run 154.94 feet; thence North 9 degrees 19 minutes 26 seconds East and run 148.44 feet; thence North 25 degrees 54 minutes 39 seconds West and run 68.59 feet; thence South 89 degrees 58 minutes 56 seconds West and run 263.50 feet to the point of a curve to the left, said curve having a central angle of 4 degrees 54 minutes and a radius of 453.55 feet; thence South 87 degrees 31 minutes 56 seconds West and run along the chord of said curve 38.78 feet; thence North 6 degrees 09 minutes 08 seconds West and run 211.82 feet; thence North 14 degrees 27 minutes 30 seconds West and run 349.28 feet; thence South 89 degrees 27 minutes 30 seconds East and run 404.21 feet; thence North 16 degrees 38 minutes 30 seconds East and run 12.83 feet; thence South 60 degrees 34 minutes 49 seconds East and run 1270.01 feet to the point of beginning.

A Portion of the above described property is also known as, Lots 1 and 2, according to the Plat of Eaglewood Highlands, Phase 1 as recorded in Map Book 13, Page 127 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2022 10:50:11 AM
\$82.00 JOANN
20220104000001580

Allen S. Bayl