

20220107000009300
01/07/2022 01:16:20 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Earnest W. McGuire and Leah B. McGuire

335 McGuire Rd
Pelham, AL 35124

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama

35243

CHB-22-10

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **EIGHTEEN THOUSAND AND 00/100 (\$18,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, in hand paid to the undersigned, **Holland Family, LLC, an Alabama Limited Liability Company, by merger with Holland Family, LLP**, whose address is 1733 Cedarwood Lane, Hoover, AL 35244, (hereinafter "Grantor", whether one or more), by **Earnest W. McGuire and Leah B. McGuire**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 101 Gentle Meadow Drive, Vincent, AL 35178, to-wit:

Lot 20, according to the Survey of Rolling Meadow Estates, as recorded in Map Book 26, Page 93 in the Probate Office of Shelby County, Alabama

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Holland Family, LLC, an Alabama Limited Liability Company, by merger with Holland Family, LLP, by Clay M. Holland, as its Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 5th day of January, 2022.

Holland Family, LLC, an Alabama Limited Liability Company, by merger with Holland Family, LLP

By: Clay M. Holland
Clay M. Holland, Manager

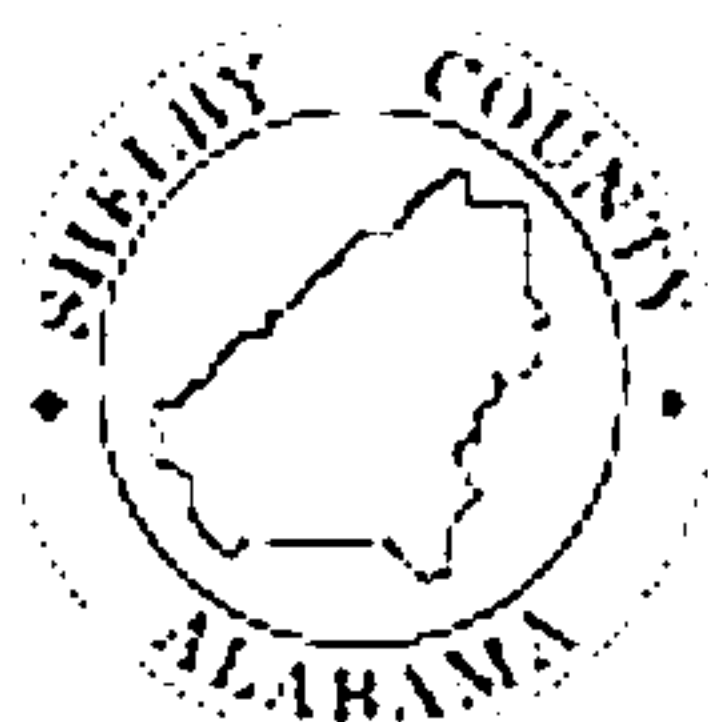
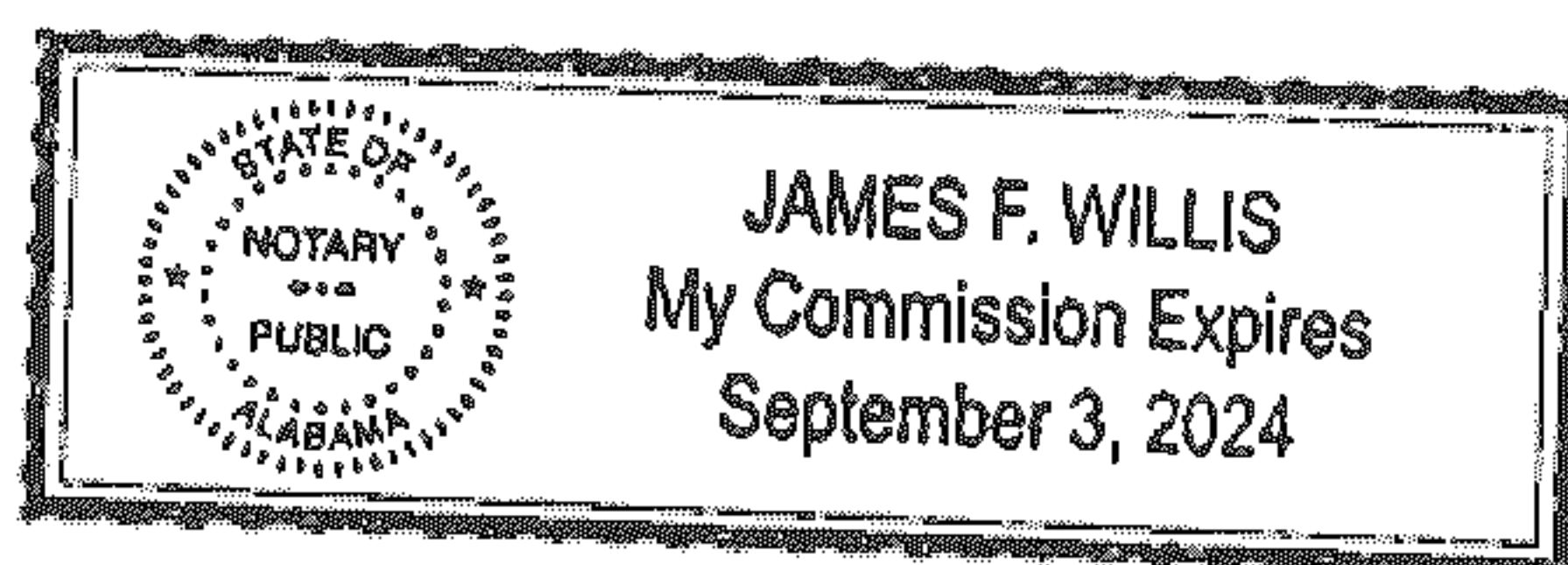
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Clay M. Holland whose name as Manager of Holland Family, LLC, an Alabama Limited Liability Company, by merger with Holland Family, LLP, 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 officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 5th day of January, 2022.

[Signature]
Notary Public

My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/07/2022 01:16:20 PM
\$43.00 CHERRY
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Allen S. Bayl