

2025.00
Tax 1.00

26.00

This instrument was prepared by:
David Snoddy
Without opinion
The Snoddy Law Firm LLC
2105 Devereux Circle, Suite 101
Birmingham, AL 35243



20220519000204400 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
05/19/2022 11:13:49 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of **Eighteen Thousand Dollars and Zero Cents (\$18,000.00)** to the undersigned grantor **Holland Family, LLC, a Limited Liability Company, fka Holland Family, LLP** (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Elizabeth Waldrop Singleton** (herein referred to as GRANTEES) 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 Cullman County, Alabama to-wit:

Lot 5, according to the map and survey of Rolling Meadow Estates, as recorded in Map Book 26, Page 93, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

Subject to any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

Purchase money mortgage in the amount of \$160,021.74 closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises and that it has a good right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, the said GRANTOR, Holland Family, LLC by Clay M. Holland, its member who is authorized to execute this conveyance, with full authority, have hereto set its signature and seal, this the 2 day of May, 2022.

Holland Family LLC

Clay M. Holland, president
Clay M. Holland, President

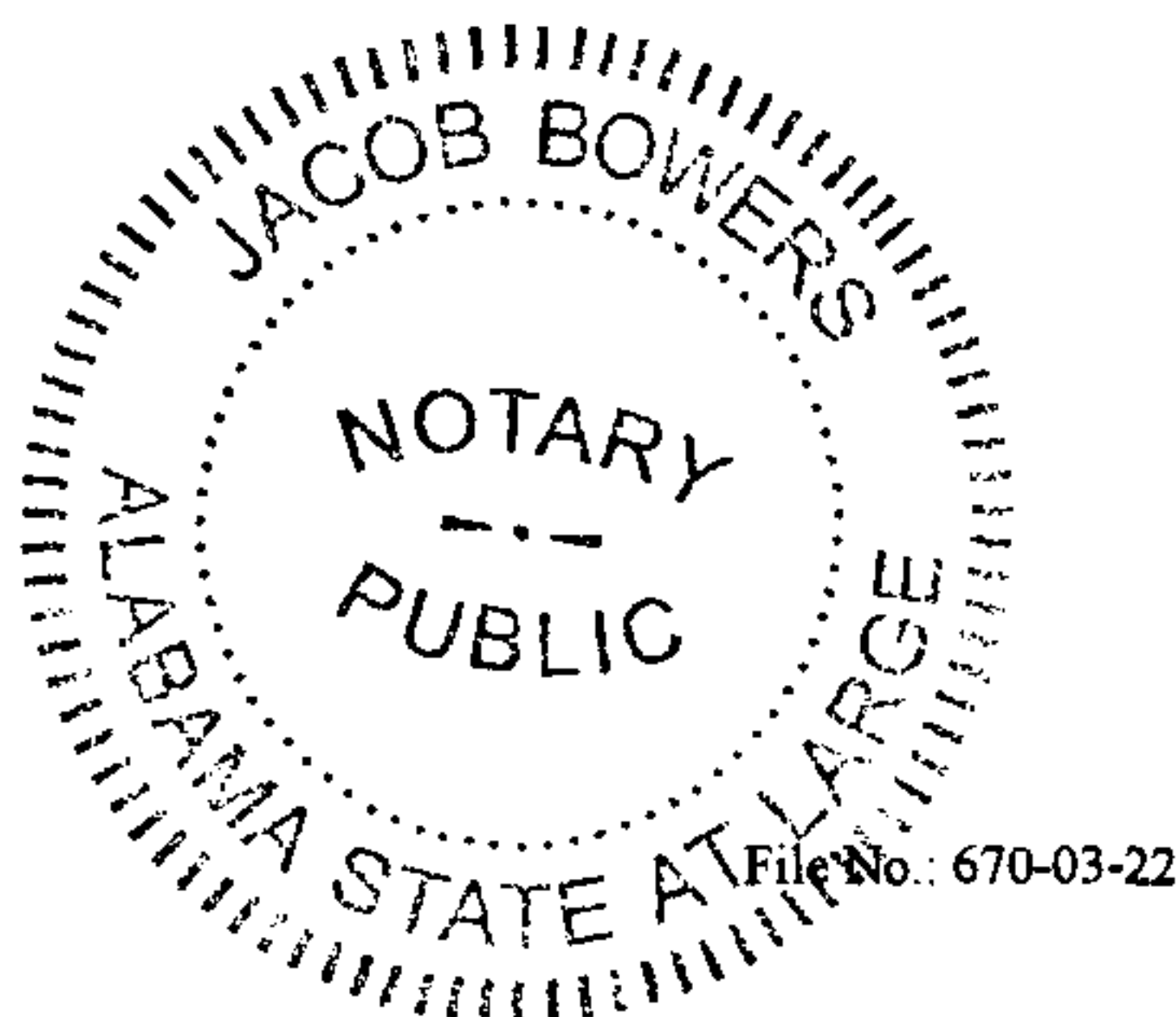
STATE OF ALABAMA

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COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify Clay M. Holland whose name as member of Holland Family, LLC 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 2 day of May, 2022.



[Signature]
Notary Public

JACOB BOWERS
NOTARY PUBLIC
ALABAMA-STATE AT LARGE
MY COMMISSION EXPIRES OCT. 20, 2025

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 1733 Cedar Wood LN
Hoover, AL 35244
Property Address 108 Morning Dove Way
Vincent, AL 35178

Grantee's Name Elizabeth Waldrop Singleton
Mailing Address 6614 Highway 55
Wilsonville, AL 35186
Date of Sale May 2, 2022
Total Purchase Price \$18,000.00
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
☒ Sales Contract

☐ Appraisal
☐ Other:


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☐ 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 5-2-22 Print Jacob Bowers
☐ Unattested ☐ (verified by) Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one