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06/01/2022 02:09:59 PM

DEEDS 1/2

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

SEND TAX NOTICE TO:

Francisca Estrada Vega and Jose Luis Lovera

3504 Inverness Cliff

Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **SEVENTEEN THOUSAND AND 00/100 (\$17,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Holland Family, LLC, an Alabama Limited Liability Company**, whose address is 1733 Cedarwood Lane, Hoover, AL 35244, (hereinafter "Grantor", whether one or more), by **Francisca Estrada Vega and Jose Luis Lovera**, whose address is 3504 Inverness Cliff, Birmingham, AL 35242, (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 **Francisca Estrada Vega and Jose Luis Lovera**, the following described real estate situated in Shelby County, Alabama, the address of which is 112 Morning Dove Way, Vincent, AL 35178, to-wit:

Lot 6, according to the Map 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 Clay M. Holland, as its Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 24th day of May, 2022.

Holland Family, LLC, an Alabama Limited Liability Company

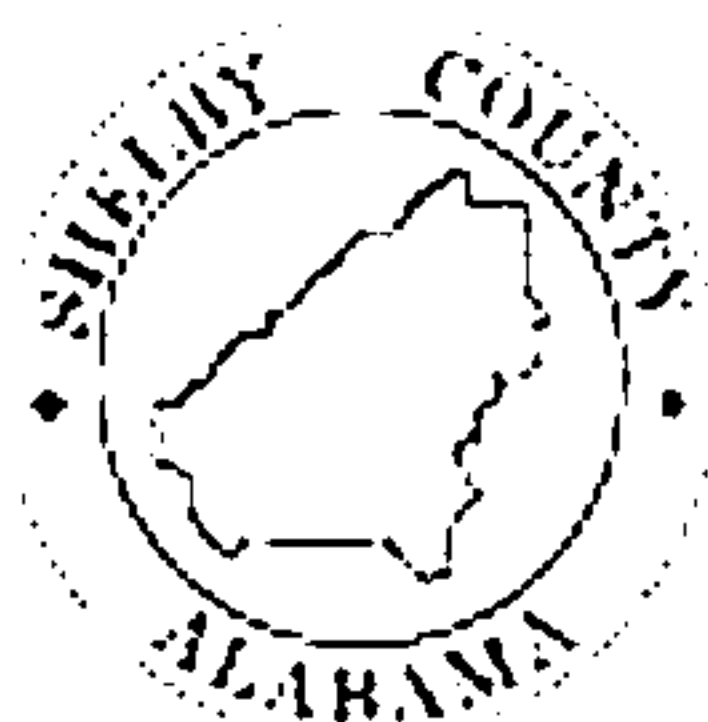
By: Clay M. Holland, manager
Clay M. Holland, Manager

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, a AL 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 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 26th day of May, 2022.

[Signature]
Notary Public
My Commission Expires: 2/14/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2022 02:09:59 PM
\$42.00 JOANN
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Allen S. Bayl