

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

Send Tax Notice to:
Lovelady Properties, LLC
3347 Pelham Parkway
Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED THOUSAND AND 00/100 (\$300,000.00) 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, **Lovelady Properties, 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 2nd day of February, 2023.

X Clay M. Holland
Holland Real Estate Company, LLC
By: Clay M. Holland
Its: Managing Member

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 Managing Member 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 Managing Member 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 2nd day of February, 2023.

Justin Smitherman
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*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

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

Grantee's Name Lovelady Properties, LLC
 Mailing Address 3347 Pelham Parkway
Pelham, AL 35124

Property Address Land - Pelham Alabama
Pelham, AL 35124

Date of Sale February 2, 2023
 Total Purchase Price \$300,000.00
 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 ☐ Appraisal
☒ Sales Contract ☐ Other:
☐ 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 February 2, 2023

Print: Justin Smitherman

☐ Unattested _____
 (verified by)

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

Exhibit "A"
Property Description

Parcel #1

Tax Parcel No. 13-7-25-2-001-001.001

A parcel of land situated in the N 1/2 of the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of the NW 1/4 of said Section 25; thence south 1 degree 13 minutes 26 seconds east a distance of 685.27 feet; thence south 87 degrees 22 minutes 13 seconds west distance of 1410.24 feet to the east right of way line of US Highway #31 (200 foot right of way); thence north 21 degrees 20 minutes 58 seconds west along said right of way a distance of 241.89 feet; thence leaving said right of way line north 85 degrees 38 minutes 12 seconds east a distance of 368.36 feet; thence north 87 degrees 11 minutes 34 seconds east a distance of 211.34 feet; thence north 20 degrees 10 minutes 48 seconds west a distance of 214.58 feet; thence north 22 degrees 18 minutes 28 seconds west a distance of 218.50 feet to the north line of said Section 25; thence north 85 degrees 32 minutes 50 seconds east along the north line of said section 25 a distance of 1063.97 feet to the point of beginning.

Less and except:

Commence at the NE corner of the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 1deg -13'-26" E a distance of 685.27'; thence S 87deg-22'-13" W a distance of 1140.00 to the point of beginning; thence continue along the last described course a distance of 270.24' to a point lying on the East right-of-way line of U. S. Highway #31 (200' right-of-way); thence N 21deg-20'-SB" W along said right-of-way line a distance of 241.89'; thence leaving said right-of- way line N 85deg-38'-12" E a distance of 348.36'; thence S 2deg-33'-09" E a distance of 239.63' to the point of beginning. Said parcel of land contains 1.67 acres, more or less.

And less and except:

Commence at the NE corner of the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 1deg;13'-26" E a distance of 685.27'; thence S 87deg-22'-13" W a distance of 500.00' to the point of beginning; thence continue along the last described course a distance of 408.67'; thence N 2deg-33'-09" W a distance of 447.55'; thence S 85deg-32'50" W a distance of 65.01'; thence N 22deg-18'28" W a distance of 218.50' to a point lying on the North Line of said Section 25, thence N 85deg-32'-50" E along said North line a distance of 563.97'; thence, leaving said North line S 1deg-10'-07" E a distance of 669.37' to the point of beginning. Said parcel contains 6.82 acres, more or less.

Easement for Ingress, Egress, Drainage and Utility

Commence at the NE corner of the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 1deg-13'-26" E a distance of 685.27'; thence S 87deg-22'-13" W a distance of 908.67' to the point of beginning; thence along last described course a distance of 501.57' to a point lying on the East right-of-way line of U.S. Highway #31 (200' right-of-way); thence N 21deg- 20'-58" W along said right-of-way line a distance of 42.23'; thence leaving said right-of-way line N 87deg-22'-13" E a distance of 515.18'; thence S 2deg-33'-09" E a distance of 40.00' to the point of beginning.

Parcel #2

Tax Parcel No. 13-7-25-2-001-001.001

Commence at the NE corner of the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama; thence S 1deg-13'-26" E a distance of 685.27'; thence S 87deg-22'-13" W a distance of 908.67' to the point of beginning; thence continue along said last described course a distance of 231.33'; thence N 2deg-33'-09" W a distance of 239.63'; thence N 85deg-38'-12 E a distance of 20.00'; thence N 22 deg-01'-09" W a distance of 105.29'; thence N 21deg-15'-59" W a distance of 83.15'; thence N 85deg-32'-50" E a distance of 214.70'; thence N 20deg-10'-48" W a distance of 21.30'; thence N 85deg-32'-50" E a distance of 65.01'; thence S 2deg-33'-09" E a distance of 447.55' to the point of beginning. Said parcel of land contains 2.32 acres, more or less.

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Parcel #3

Tax Parcel No. 13-7-25-2-001-002.000

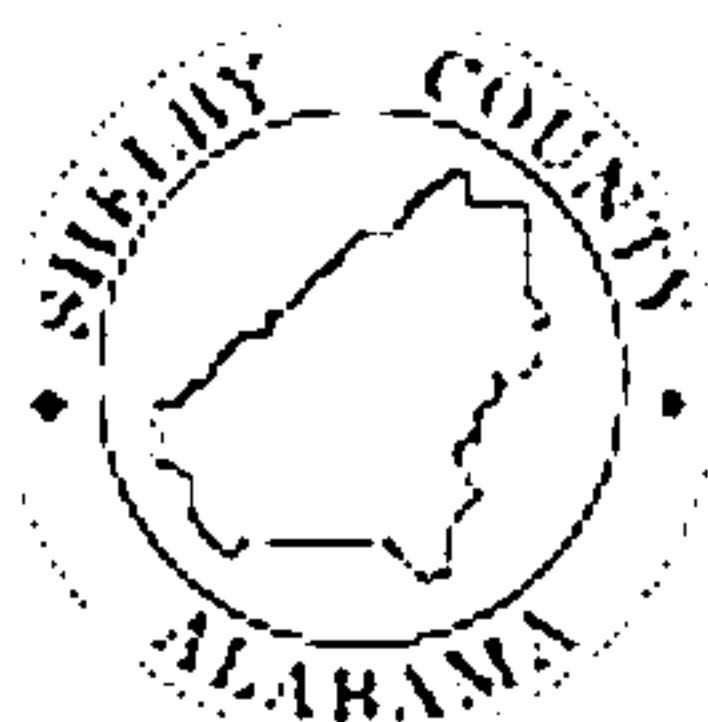
A parcel of land situated in the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of the NW 1/4 of said Section 25; thence S 85 degrees 32 minutes 50 seconds West a distance of 1063.97 feet to the Point of Beginning; thence continue along the last described course a distance of 211.50 feet; thence South 21 degrees 21 minutes 25 seconds East a distance of 321.98 feet; thence South 22 degrees 01 minute 09 seconds East a distance of 105.29 feet; thence North 87 degrees 11 minutes 34 seconds East a distance of 211.34 feet; thence North 20 degrees 10 minutes 48 seconds West a distance of 214.58 feet; thence North 22 degrees 18 minutes 28 seconds West a distance of 218.50 feet to the Point of Beginning.

ALSO a 20 foot strip of land for a road for ingress and egress to said lot, described as follows: Begin at the SE corner of the lot herein conveyed and run South 18 degrees East 20 feet; thence South 89 degrees West to the East right of way line of Highway 31; thence North along the East right of way line of said Highway 20 feet; thence North 89 degrees East 580 feet to the point of beginning of said road.

Subject to: 1. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel in, on or under subject property. The minerals are, however, conveyed to the extent owned, if owned. 2. Rights of way granted to Shelby County by instruments recorded in Deed Book 167, Pages 334 and 357 in Probate Office. 3. Rights of others to use access easement set out in Deed Book 218, Page 255, and corrected in Real 248, Page 603.

Less and except any part of said parcel conveyed by Sherman Holland, Jr. to Carter Homes and Development, Inc., by deed recorded May 5, 2000, Instrument No. 2000-148000 in the Probate Court of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/02/2023 11:45:42 AM
\$64.00 JOANN
20230202000028060

Allen S. Bayl