

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

Send Tax Notice to:
RB Landscape, LLC
1440 King George Drive
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$235,000.00) 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, **RB Landscape, 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:

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of the NE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West; thence N88°16'33"W a distance of 162.06' to a point on the westerly right of way line of a 100 foot wide railroad right of way; thence S 08°31'43" W along said right of way a distance of 148.52'; thence S 85°56'31" W leaving said right of way a distance of 360.93'; thence S 86°22'14" W to a point on the westerly right of way line of Sherman Holland Drive; thence S 04°00'23" E along said right of way a distance of 75.20' to the Point of Beginning; thence S 04°00'23" E along said right of way a distance of 562.29' to the northerly right of way line of Shelby County Highway 66 (Industrial Road); thence N 75°53'29" W along said right of way a distance of 205.62'; thence N 29°39'07" W along said right of way a distance of 99.42'; thence N 74°25'29" W along said right of way a distance of 32.59' to a point in the centerline of Buck Creek; thence along said centerline the following courses: thence N 15°23'28" E a distance of 6.60'; thence N 20°55'33" E a distance of 70.80'; thence N 35°15'48" E a distance of 22.08'; thence N 57°52'30" E a distance of 95.28'; thence N 64°44'19" E a distance of 82.50'; thence N 53°45'22" E a distance of 30.29'; thence N 37°18'15" E a distance of 10.84'; thence N 05°19'53" E a distance of 9.09'; thence N 06°14'26" W a distance of 36.61'; thence N 03°49'45" E a distance of 67.02'; thence N 09°41'59" W a distance of 42.93'; thence N 21°12'34" W a distance of 13.21'; thence N 60°04'49" W a distance of 40.04'; thence N 00°00'00" W and leaving said centerline a distance of 21.60'; thence N 85°59'37" E a distance of 60.16' to the Point of Beginning.

Containing 1.58 acres, more or less.

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 11th day of July, 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 11th day of July, 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*

File#: E-5230
 Grantor's Name Holland Real Estate Company, LLC
 Mailing Address 1733 Cedarwood Lane
Hoover, AL 35244

Grantee's Name RB Landscape, LLC
 Mailing Address 1440 King George Drive
Alabaster, AL 35007

Property Address 125 Industrial Road
Alabaster, AL 35007

Date of Sale July 11, 2023
 Total Purchase Price \$235,000.00
 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
☐ Closing Statement

☐ Appraisal
☐ Other:

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 July 11, 2023

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/12/2023 10:57:11 AM
 \$29.00 JOANN
 20230712000207560

Form RT-1

A handwritten signature in cursive script, appearing to read "Allen S. Beal", is written over a horizontal line.