

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

Send Tax Notice to:
Karla Citlaly Esparza Rodriguez
Karla Citlaly Esparza Rodriguez
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIFTEEN THOUSAND AND 00/100 (\$15,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Holland Family LLP**, an Alabama Registered Limited Liability Partnership (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, **Karla Citlaly Esparza Rodriguez**, (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 N 1/2 of the NE 1/4 of Section 22, Township 19 South, Range 2 East Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 22, Township 19 South, Range 3 East, Shelby County, Alabama; thence S 00°16'1" W a distance of 22.00' to the northerly right of way line of Shelby County Highway 62 thence N 88°59'21" E a distance of 95.00' to the Point of Beginning; thence N 86°59'10" E a distance of 69.96'; thence S 00°01'57" W a distance of 819.06" thence N 24°23'01" W a distance of 660.53'; thence N 88°59'21" E a distance of 217.67'; thence N 03°54'31" W a distance of 210.42' to the Point of Beginning.

Containing 2.20 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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 13th day of September, 2023.

X Clay M. Holland

Holland Family LLP

By: Clay M. Holland

Its: Managing Partner

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 Partner of **Holland Family LLP**, an Alabama Registered Limited Liability Partnership, 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 Partner 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 13th day of September, 2023.

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-5794

Grantor's Name Holland Family LLP
 Mailing Address 1733 Cedarwood Lane
Hoover, AL 35244

Property Address 00 Hwy 62
Vincent, AL 35178

Grantee's Name Karla Citlaly Esparza Rodriguez
 Mailing Address SW Greenville Dr
Pelham, AL 35124

Date of Sale September 13, 2023
 Total Purchase Price \$15,000.00

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
 X 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 September 13, 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
 09/13/2023 11:06:18 AM
 \$43.00 PAYGE
 20230913000276090

Allison Boyd

Form RT-1