

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mrs. Stuart E. Holland
121 Lake View Circle
Vandiver, AL 35176

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20240122000016440 1/3 \$388.50
Shelby Cnty Judge of Probate, AL
01/22/2024 03:25:25 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for no monetary consideration, but to create a joint tenancy with right of survivorship, to the undersigned grantor (whether one or more), in hand paid by grantees herein, the receipt whereof is acknowledged, I or we, **Holland & Holland Properties, LLC, an Alabama limited liability company, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Stuart E. Holland, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION.

Subject to taxes for 2024 and subsequent years, easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of December, 2023.

HOLLAND & HOLLAND PROPERTIES, LLC

Rodney P. Holland
BY: Rodney P. Holland, Member
Stuart E. Holland
BY: Stuart E. Holland, Member

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Rodney P. Holland and Stuart E. Holland, as Members of Holland & Holland Properties, LLC, and whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they as such members, and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal this 21st day of DECEMBER, 2023.

John D. Hull
Notary Public

My commission expires: 01-19-2027

EXHIBIT "A"
LEGAL DESCRIPTION



20240122000016440 2/3 \$388.50
Shelby Cnty Judge of Probate, AL
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Commence at the Southwest corner of the SE 1/4 at the SW 1/4 of Section 9, Township 18 South, Range 1 East; thence run North 44 deg. 00 min. 43 sec. East for a distance of 1250.66 feet to the point of beginning; thence turn 76 deg. 29 min. 43 sec. to the left and run North 32 deg. 29 min. West for 395.10 feet to a point on the southerly margin of a paved Access Road; thence turn 93 deg. 55 min. 15 sec. to the right and run North 61 deg. 26 min. 15 sec. East for 112.77 feet; thence turn 32 deg. 59 min. 45 sec. to the left and run North 28 deg. 26 min. 30 sec. East for 70.0 feet; thence turn 100 deg. 15 min. 10 sec. to the right and run South 50 deg. 48 min. 20 sec. East for 150.0 feet; thence turn 29 deg. 40 min. 00 sec. to the left and run South 80 deg. 28 min. 20 sec. East for 266.56 feet; thence turn 124 deg. 29 min. 03 sec. to the right and run South 44 deg. 00 min. 43 sec. West for 430.31 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel I

Commence at the Northwest corner of the SE 1/4 of the Southwest 1/4 of Section 9, Township 18 South, Range 1 East, thence run Easterly along the North line for a distance of 45.0 feet; thence turn 54°27' to the right for a distance of 361.5 feet to a point on the Northerly edge of a county gravel road; thence run 69°19' to the left for a distance of 123.00 feet to a point on the Southerly edge of said road; thence turn 13°27' to the left and along said road a distance of 200.0 feet to the point of beginning; thence continue along same line for a distance of 150.0 feet; thence turn 88°20' to the right for a distance of 435.0 feet; thence turn 91°40' to the right for a distance of 150.0 feet; thence turn 88°20' to the right for distance of 435.0 feet to the point of beginning. Situated in Shelby County, Alabama.

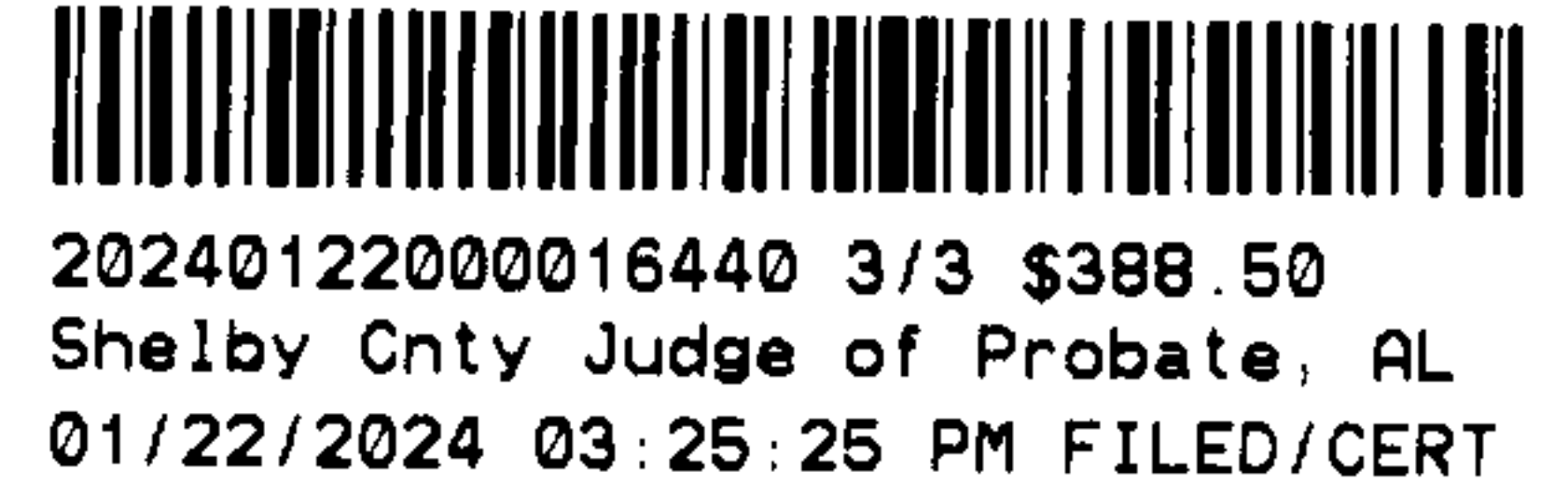
Parcel II

Commence at the Northwest corner of the SE 1/4 of the Southwest 1/4 of Section 9, Township 18 South, Range 1 East, thence run Easterly along the North line for a distance of 45.0 feet; thence turn 54°27' to the right for a distance of 361.5 feet to a point on the Northerly edge of a County Gravel Road; thence turn 69°19' to the left for a distance of 123.0 feet to a point on the Southerly edge of said road and the point of beginning; thence turn 13°27' to the left and along said road a distance of 200.0 feet; thence turn 88°20' to the right for a distance of 220.0 feet; thence turn 91°40' to the right for a distance of 200.0 feet; thence turn 88°20' to the right for a distance of 220.0 feet to the point of beginning; being situated in Shelby County, Alabama.

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 & Holland Properties, LLC	Grantee's Name	Stuart E. Holland
Mailing Address	121 Lake View Circle Vandiver, AL 35176	Mailing Address	121 Lake View Circle Vandiver, AL 35176
Property Address	121 Lake View Circle Vandiver, AL 35176	Date of Sale	
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 360,010.00



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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other - Transfer by Warranty Deed
<input type="checkbox"/> 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.

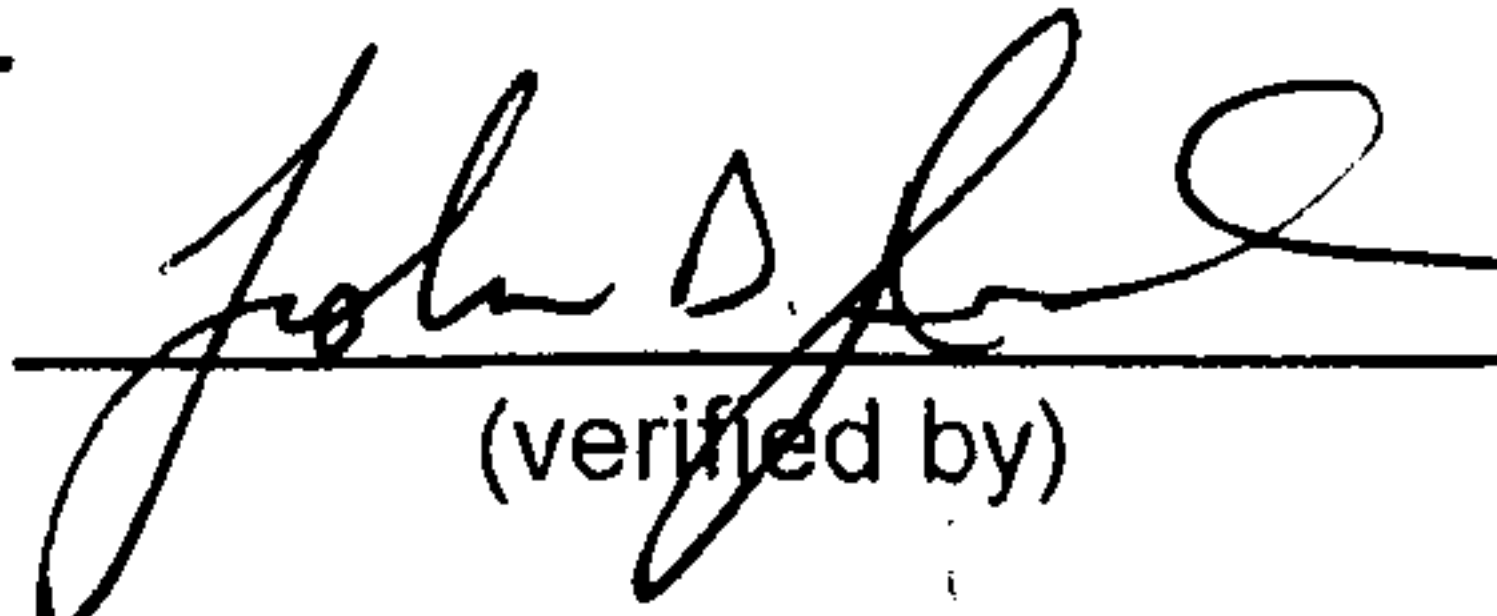
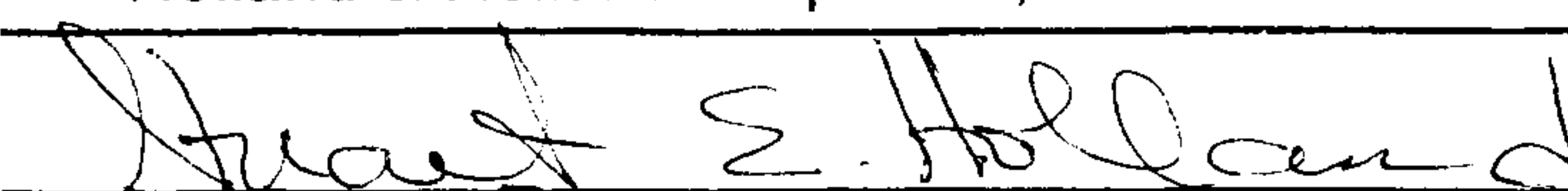
Date of Sale - the date on which interest to the property was conveyed.

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	12-21-2023	Print	Holland & Holland Properties, LLC
Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1