

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

Send Tax Notice to:
Happy Sweet Homes LLC
612 Camden Ridge
Birmingham, AL 35226

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE MILLION FIVE HUNDRED THIRTY THOUSAND AND 00/100 (\$1,530,000.00) 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, **Happy Sweet Homes 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 1st day of March, 2024.

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

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 Manager 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 Manager 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 1st day of March, 2024.

[Signature]
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 29th day of March, 2024.

Teresa H. Cruger

Holland Real Estate Company, LLC

By: Teresa H. Cruger

Its: Manager

STATE OF Alabama
Shelby COUNTY

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Teresa H. Cruger whose name as Manager 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 Manager 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 29 day of March, 2024.

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-5376

Grantor's Name Holland Real Estate Company, LLC
 Mailing Address Post Office Box 1008
Alabaster, AL 35007-2054

Grantee's Name Happy Sweet Homes LLC
 Mailing Address 612 Camden Ridge
Birmingham, AL 35226

Property Address 3436 - 3438 Pelham Parkway
Pelham, AL 35124

Date of Sale April 1, 2024
 Total Purchase Price \$1,530,000.00
 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 April 1, 2024

Print: Justin Smitherman

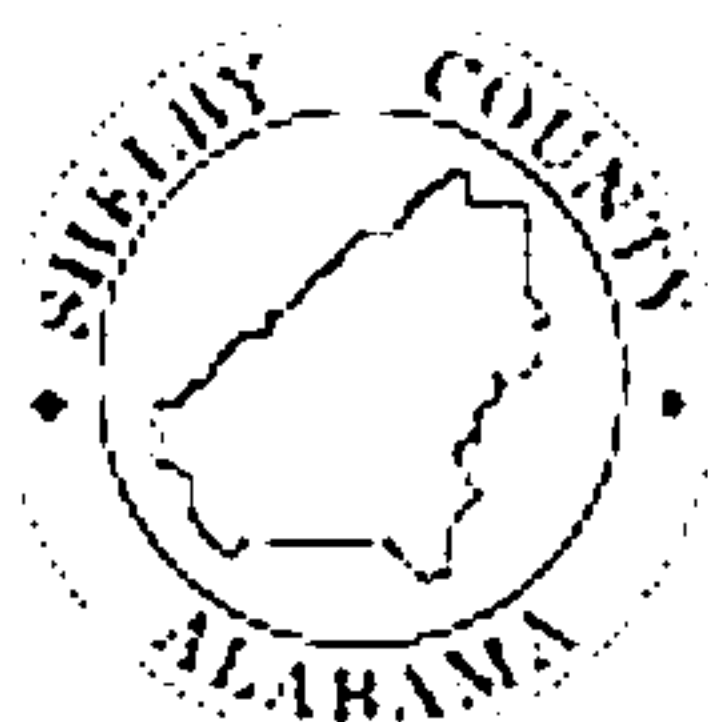
☐ Unattested _____
 (verified by)

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

Exhibit "A"
Property Description

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE NORTHWEST CORNER OF SAID 1/4 - 1/4 SECTION; THENCE RUN SOUTH 88°52'57" EAST ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION FOR 203.59 FEET TO A POINT; THENCE RUN SOUTH 00°50'22" EAST FOR 483.52 FEET TO A FOUND REBAR CAPPED (RC FARMER), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 89°01'38" EAST A DISTANCE OF 430.66 FEET TO A FOUND REBAR CAPPED (RC FARMER); THENCE RUN SOUTH 06°18'58" EAST A DISTANCE OF 39.71 FEET TO A POINT TO A SET REBAR CAPPED (EDG); THENCE RUN SOUTH 06°37'15" EAST A DISTANCE OF 102.89 FEET TO A POINT TO A FOUND REBAR CAPPED (SCS); THENCE RUN SOUTH 87°32'24" EAST A DISTANCE OF 283.68 FEET TO A FOUND 1/2" REBAR, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF PELHAM PARKWAY (US 31); THENCE RUN SOUTH 14°39'03" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 62.78 FEET TO A SET REBAR CAPPED (EDG); THENCE LEAVING SAID RIGHT-OF-WAY NORTH 87°32'24" WEST A DISTANCE OF 281.75 FEET TO A SET REBAR CAPPED (EDG); SOUTH 05°44'57" EAST A DISTANCE OF 144.16 FEET TO A SET REBAR CAPPED EDG; THENCE RUN N 87°50'14" W A DISTANCE OF 10.11' TO A FOUND REBAR CAPPED (RC FARMER); THENCE RUN SOUTH 07°01'15" EAST A DISTANCE OF 141.96 FEET TO A FOUND 1/2" REBAR; THENCE RUN SOUTH 02°18'54" EAST A DISTANCE OF 137.61 FEET TO A FOUND CAPPED REBAR; THENCE RUN SOUTH 02°10'55" EAST A DISTANCE OF 136.26 FEET TO A FOUND REBAR CAPPED (RYS); THENCE RUN SOUTH 89°55'17" EAST A DISTANCE OF 26.59 FEET TO A FOUND CAPPED REBAR, SAID POINT MARKING NORTHWEST CORNER OF LOT 1, ACCORDING TO BRISTOW SUBDIVISION, AS RECORDED IN MAP BOOK 56, PAGE 92 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 02°13'02" EAST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 89.94 FEET TO A FOUND CAPPED REBAR; THENCE LEAVING SAID SUBDIVISION RUN SOUTH 87°54'05" WEST A DISTANCE OF 400.80 FEET TO A FOUND 1/2" REBAR; THENCE RUN NORTH 82°59'41" WEST A DISTANCE OF 126.24 FEET TO A FOUND REBAR CAPPED (RC FARMER), SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD; THENCE RUN NORTH 00°50'44" WEST A DISTANCE OF 153.03 FEET TO A SET REBAR CAPPED (EDG); THENCE RUN NORTH 00°04'49" EAST A DISTANCE OF 688.98 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 9.78 ACRES MORE OR LESS.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/02/2024 08:18:43 AM
 \$563.00 JOANN
 20240402000089710

Allen S. Bayl