

SEND TAX NOTICE TO:
Brandy Michelle Ball
129 Rolling Meadows Lane
31
Vincent, AL 35178

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWELVE THOUSAND AND 00/100 (\$12,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Holland Family, LLC by merger with Holland Family, LLP** whose address is 1733 Cedarwood Lane, Hoover, AL 35244, (hereinafter "Grantor", whether one or more), by **Brandy Michelle Ball**, whose address is 129 Rolling Meadows Lane, # 31, Vincent, AL 35178, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Brandy Michelle Ball**, the following described real estate situated in Shelby County, Alabama, the address of which is 129 Rolling Meadows Lane, # 31, Vincent, AL 35178, to-wit:

Lot 31, according to the Map of Rolling Meadow Estates, as recorded in Map Book 26, Page 93, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Holland Family, LLC, an Alabama Limited Liability Company, by Clay M. Holland, as its Managing Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 15th day of April, 2024.

Holland Family, LLC, an Alabama Limited Liability Company

By: Clay M. Holland
Clay M. Holland, Managing Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Clay M. Holland, Managing Member of Holland Family, LLC whose name as Managing Member of Holland Family, LLC, a AL 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 officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 15th day of April, 2024.

[Signature]
Notary Public
My Commission Expires: _____

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/16/2024 02:23:04 PM
\$37.00 BRITTANI
20240416000110800

Allen S. Bayl