

Send Tax Notice to:
Leah Dunaway and Matthew C.
Dunaway
350 Shiloh Creek Drive
Calera, AL 35040

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-23-15363

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SEVENTY THOUSAND EIGHT HUNDRED TWENTY THREE AND 00/100 (\$270,823.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Holland Homes LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more), whose mailing address is

421 Opelika Road, Auburn, AL 36830

by **Leah Dunaway and Matthew C. Dunaway (herein referred to as "Grantee," whether one or more),** whose mailing address is

350 Shiloh Creek Drive, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **350 Shiloh Creek Drive, Calera, AL 35040**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

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.

\$261,182.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 28 day of May, 2024

Holland Homes LLC, an Alabama Limited Liability Company

By: [Signature]
Clay Messer, Authorized Agent

State of Alabama
County of Lee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Clay Messer, Authorized Agent**, whose name(s) as **Authorized Agent(s) of Holland Homes LLC**, a/an **Alabama** corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Holland Homes LLC**, on the day the same bears date.

Given under my hand and official seal this 28 day of May, 2024.

[Signature]
Notary Public
J. ALEX MUNCIE III
Printed Name
My Commission Expires: 02/25/25

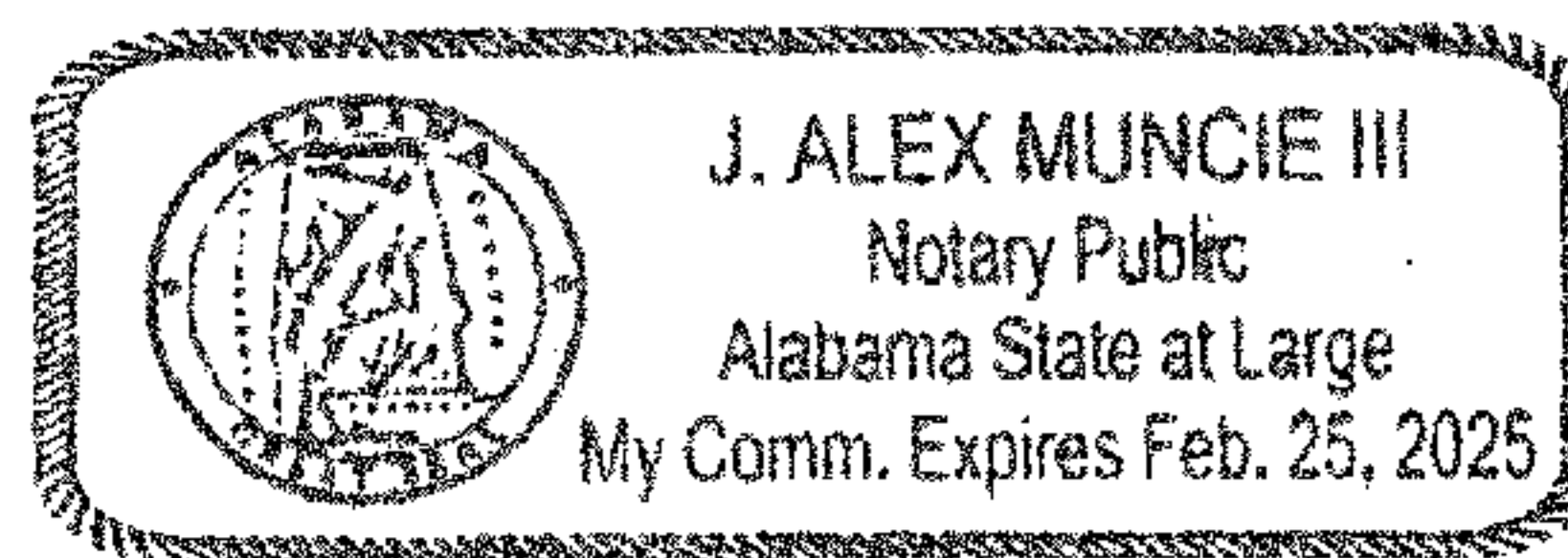


EXHIBIT A

Property 1:

Lot 163, of the Plat of Shiloh Creek - Phase II Sector 4 as recorded in Map Book 59, Page 4 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2024 10:12:25 AM
\$38.00 JOANN
20240603000163520

Allen S. Bayl