

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

Send Tax Notice to:  
Tyler Jean Bishop and  
Natasha Mae Ramsey Bishop  
*2434 Abbeyside Cir*  
*Hoover, AL 35226*

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED NINETY SEVEN THOUSAND NINE HUNDRED NINETY NINE AND 00/100 (\$397,999.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Holland Family LLP**, a(n) Alabama 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, **Tyler Jean Bishop and Natasha Mae Ramsey Bishop** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, 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 3rd day of July, 2024.

X Clay M. Holland  
**Holland Family LLP**  
**By: Clay M. Holland**  
**Its: Managing Partner**

STATE OF ALABAMA  
Shelby COUNTY

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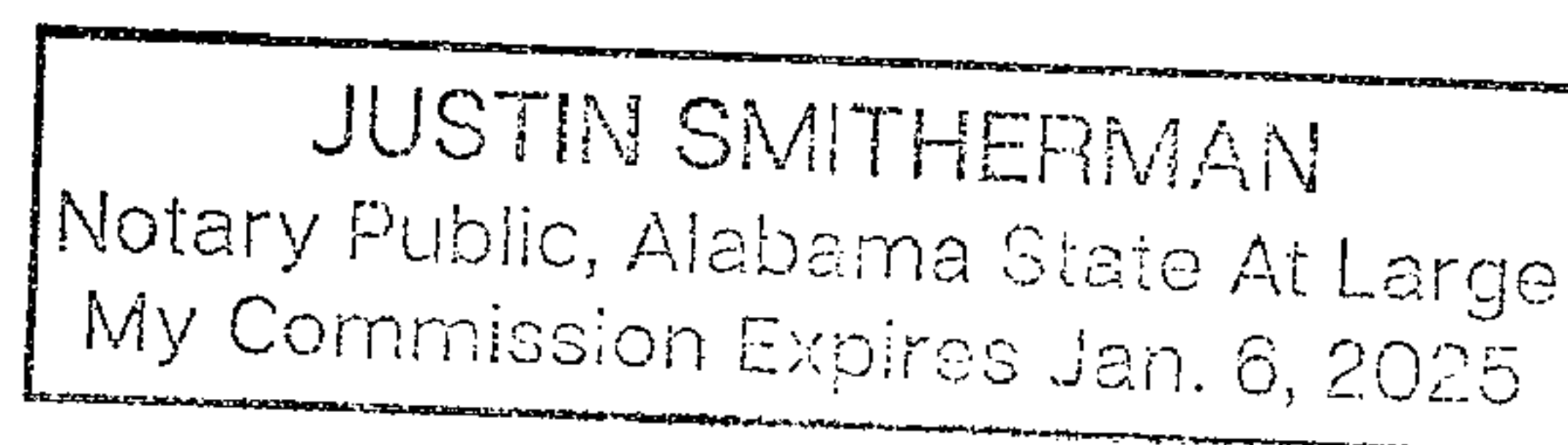
SS:

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**, a(n) Alabama 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 3rd day of July, 2024.

Justin Smitherman  
Notary Public

My Commission Expires: 1/6/25



**Exhibit "A"**  
**Property Description**

Commence at the Southeast corner of the Northeast 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; thence run N 01°29'15" E for a distance of 208.46 feet to the point of beginning, said point being a found 1/2" rebar on the Northwesterly right of way line of Seaboard Coast Line Railroad (100' R.O.W.); thence leaving said right of way, run N 00°09'04" W along a fence for a distance of 429.67 feet to a fence post; thence run N 01°54'57" E along said fence a distance of 685.69 feet to a found 1/2" capped rebar; thence run S 89°44'42" W a distance of 1192.10 feet to a found 1/2" capped rebar; thence run N 00°00'39" W a distance of 89.42 feet to a found 1/2" rebar capped "RCFA"; thence run S 65°34'06" W a distance of 146.11 feet to a set 5/8" rebar capped "CLINKSCALES" on the Southwest right of way line of Rolling Meadow Lane (50 R.O.W.); thence run N 23°55'16" W along said right of way line a distance of 58.45 feet to a found 1/2" rebar; thence leaving said right of way, run S 65°28'52" W a distance of 149.93 feet to a found 1/2" rebar capped "RCFA" on the Eastern boundary of Lot 17 of Rolling Meadow Estates, as recorded in Map Book 26, Page 93, in the Office of the Judge of Probate in Shelby County, Alabama; thence run along the Eastern boundary of said Lot 17 S 24°14'37" E a distance of 58.17 feet to a found 1/2" rebar capped "RCFA"; thence continue along said Lot 17 & Lot 16 S 08°56'45" W a distance of 115.12 feet to a found 1/2" rebar capped "RCFA", being the Southeastern most corner of Lot 16 of said Rolling Meadow Estates; thence continue along the Southern boundary of said Lot 16 S 65°33'15" W a distance of 136.87 feet to a found 1/2" rebar; thence continue along the Southern boundary of said Lot 16 & Lot 15 N 78°03'44" W a distance of 186.19 feet to a found 1/2" rebar, being the Southwestern most corner of Lot 15 of said Rolling Meadow Estates; thence continue along the Western boundary of said Lot 15 & Lot 14 N 24°18'43" W a distance of 250.70 feet to a found 1/2" rebar capped "RCFA", being the common corner of Lot 14, Lot 13 & Lot 12, of said Rolling Meadow Estates; thence continue along the Southern boundary of said Lot 12 S 71°13'56" W a distance of 170.52 feet to a found 1/2" rebar on the Easterly right of way of Milam Drive (right of way varies); thence run along the Easterly right of way of said Milam Drive for the following calls; thence run S 11°50'18" E a distance of 100.91 feet to a found 1/2" rebar capped "RCFA"; thence run S 09°31'19" W a distance of 206.26 feet to a set mag nail with washers stamped "CLINKSCALES"; thence run S 09°56'50" E a distance of 558.70 feet to a found 1/2" rebar; thence run S 35°49'04" E a distance of 54.72 feet to a found 1/2" rebar; thence leaving said right of way, run N 87°54'49" E a distance of 294.97 feet to a found 1/2" rebar capped "RCFA"; thence run S 09°02'24" E a distance of 488.85 feet to a found 1/2" rebar; thence run N 89°21'50" E a distance of 128.02 feet to a found 1/2" rebar; thence run S 01°49'01" W a distance of 521.47 feet to a found 1/2" capped rebar on the Northwesterly right of way line of Seaboard Coast Line Railroad (100' R.O.W.); thence run along said right of way N 61°42'32" E a distance of 1624.81 feet to the point of beginning. Said parcel being 61.49 acres, more or less.



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

File#: E-5858

Grantor's Name Holland Family LLPGrantee's Name Tyler Jean Bishop and Natasha Mae Ramsey BishopMailing Address 1733 Cedarwood Lane  
Hoover, AL 35244Mailing Address 2434 Abbeys Glen Cir  
Hoover, AL 35226Property Address 315 Milam Drive  
Vincent, AL 35178Date of Sale July 3, 2024  
Total Purchase Price \$397,999.00Or  
Actual Value \$ \_\_\_\_\_Or  
Assessor's Market Value \$ \_\_\_\_\_Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/03/2024 01:28:49 PM  
\$429.00 BRITTANI  
20240703000202520*Justin S. Smith*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  
☒ 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 July 3, 2024

Print: Justin Smitherman

☐ Unattested  
\_\_\_\_\_  
(verified by)Sign \_\_\_\_\_  
(Grantor/Grantee/ Owner/Agent) circle one**Form RT-1**