

**This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223**

Send Tax Notice To:
Holland Homes, LLC
421 Opelika Road
Auburn, AL 36830

STATE OF ALABAMA

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COUNTY OF SHELBY

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GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Fifty Eight Thousand and 00/100 Dollars (\$58,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Chelsea Ridge Estates, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Holland Homes, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 9, Amended Map of Chelsea Ridge Estates 2nd Sector Phase 1, according to and as shown by that certain map or plat of record in Map Book 58, Page 48 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. All matters as shown on plat of Amended Plat of Chelsea Ridge Estates, 2nd Sector, Phase 1, filed for record in Plat Book 58 at Page 48, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Easement granted to Alabama Power Company dated August 31, 2021 and recorded in Instrument #20211118000555660, in the Office of the Judge of Probate of Shelby County, Alabama.
5. The 35 foot setback line running along the front of the lots as shown on plat of Amended Plat of Chelsea Ridge Estates, 2nd Sector Phase 1, filed for record in Plat Book 58 at Page 48, in the Office of the Judge of Probate of Shelby County, Alabama.
6. The 10 foot easement running along the rear of the lots as shown on plat of Amended plat of Chelsea Ridge Estates, 2nd Sector, Phase 1, filed for record in Plat Book 58 at Page 48, in the Office of the Judge of Probate of Shelby County Alabama.
7. The Declaration of Covenants, Conditions and Restrictions for Chelsea Ridge Estates Second Sector Phase I, dated August 10, 2023 and filed for record in Instrument #20230814000244280, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Certificate of Formation of Chelsea Ridge Estate Residential Association, Inc. together with Bylaws and attachments thereto as recorded in the Office of the Secretary of State of Alabama.

This instrument is executed as required by the Articles of Organization and Operating Agreement of said LLC and same have not been modified or amended.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith

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, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S successors 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; that GRANTOR has a good right to sell said Real Estate; and that GRANTOR will, and GRANTOR'S successors and assigns, shall warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has, through its duly authorized member, hereunto set its hand and seal this the 5th day of February, 2025.

Chelsea Ridge Estates, LLC
an Alabama limited liability company



By: Lynal D. Chappell
Its: Managing Member

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lynal Chappell, whose name as Managing Member of Chelsea Ridge Estates, LLC, an 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 as such Managing Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of February, 2025.



NOTARY PUBLIC
My Commission Expires: 06/02/2027



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

| | | | |
|------------------|---|-------------------------|--------------------------------------|
| Grantor's Name | Chelsea Ridge Estates, LLC | Grantee's Name | Holland Homes, LLC |
| Mailing Address | P.O. Box 92 Westover, AL 35185 | Mailing Address | 421 Opelika Road Auburn, AL 36830 |
| Property Address | 4047 Chelsea Ridge Trail Chelsea, AL 35043 | Date of Sale | <u>February 5, 2025</u> |
| | | Total Purchase Price | \$ <u>58,000.00</u> |
| | | 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/ Assessor's Appraised Value
☐ Sales Contract
☒ 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: _____

Chelsea Ridge Estates, LLC

Print Lynal Chappell, Managing Member

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested



Filed and Recorded
Official Public Records

Judge of Probate, Shelby County Alabama, County
Clerk

Shelby County, AL
02/06/2025 01:13:55 PM
\$29.00 JOANN
20250206000037190

Allen S. Bayal