



20250212000043470 1/4 \$211.00
Shelby Cnty Judge of Probate, AL
02/12/2025 02:13:07 PM FILED/CERT

This Instrument Was Prepared By:

William H. Robertson, V
Robertson Law Firm
302 East Broad Street
Eufaula, Alabama 36027
(334) 845-7980

STATE OF ALABAMA)

WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **Holland Real Estate Company, LLC**, an Alabama limited liability company, (herein referred to as Grantor), does by these presents grant, bargain, sell and convey unto **JNC Enterprises, Inc.**, a Georgia corporation (herein referred to as Grantee), the property located at 3438 Pelham Parkway, Pelham, Alabama, 35124, being situated in Shelby County, Alabama, and described as follows, to-wit:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Commence at the NW corner of the NW 1/4 of the NW 1/4 of said Section 25; thence S 89°17'40" E a distance of 574.37'; thence S 08°39'40" E a distance of 513.53'; S 07°00'40" E a distance of 387.41' to the Point of Beginning; thence S 07°00'40" E a distance of 62.78'; thence S 02°19'40" E a distance of 137.57'; thence S 88°34'14" E a distance of 364.94' to the point of a non tangent curve to the left with a radius of 1810.08', and a central angle of 00°20'47", with a chord bearing of N 11°53'31" W, with a chord length of 10.94', thence along said curve an arc length of 10.94; to the point of a spiral curve to the left, said spiral curve subtended by a chord which bears N 14°47'38" W, with a chord length of 248.13'; thence S 82°23'35" W a distance of 315.24' to the Point of Beginning. Containing 1.76 acres, more or less.

This property is contained within, and comprises a majority of Tax Parcel: 13-7-25-2-001-009.001. Property survey drawing attached hereto: South Central Surveying, LLC, dated 01/13/2025, and labeled as Project No: 25-01005.

This conveyance and the warranties contained herein is made subject to existing covenants, easements, limitations, reservations, restrictions, rights-of-way and/or set-back lines of record, if any affecting the property hereby conveyed.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a mortgage being executed simultaneously herewith.

Shelby County, AL 02/12/2025
State of Alabama
Deed Tax: \$180.00



20250212000043470 2/4 \$211.00
 Shelby Cnty Judge of Probate, AL
 02/12/2025 02:13:07 PM FILED/CERT

RECITAL: This is a portion of the same property that was conveyed within that certain Statutory Warranty Deed from Carolyn M. Holland to Holland Real Estate Company, LLC, dated 12/28/2009, and recorded with Shelby County Probate Office on 12/30/2009, in Book 20091230000474630, Pages 1-17.

TO HAVE AND TO HOLD, unto the said Grantee, its successors and assigns forever.

AND said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its authorized representative, has hereto set its signature and seal, this 12th day of February, 2025.

Holland Real Estate Company, LLC

Clay M. Holland

By: Clay M. Holland

Its: Managing Member

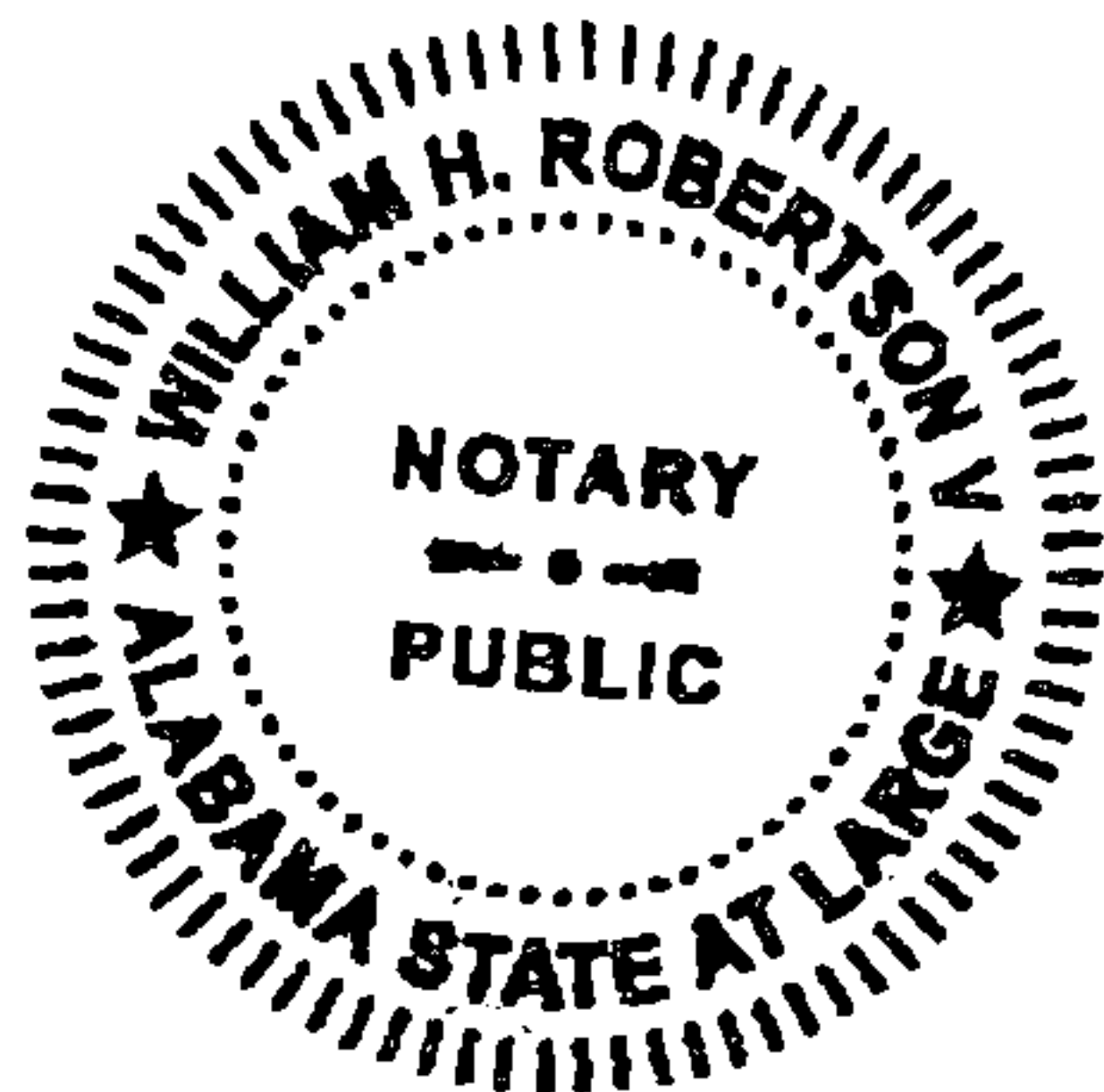
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clay M. Holland, whose name as Manager of Holland Real Estate Company, LLC 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 and with proper authority, he executed the same voluntarily for and on behalf of said company, on the day the same bears date. Given under my hand and official seal this 12 day of February, 2025.

(SEAL)



William H. Robertson

Notary Public

My Commission Expires: 9/22/2028

Send Tax Notice To:

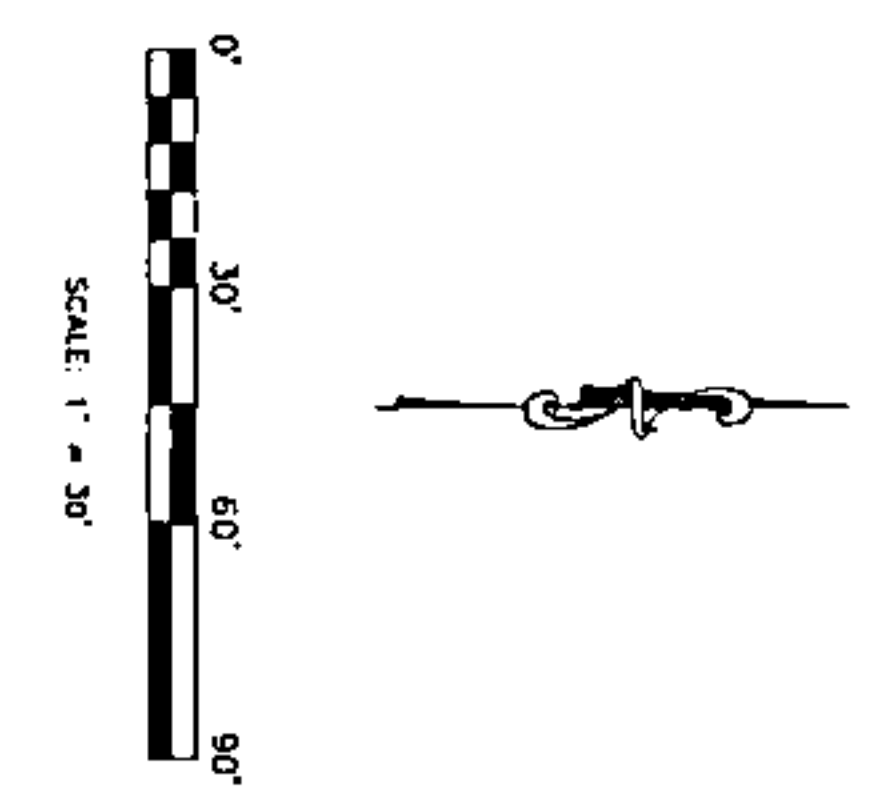
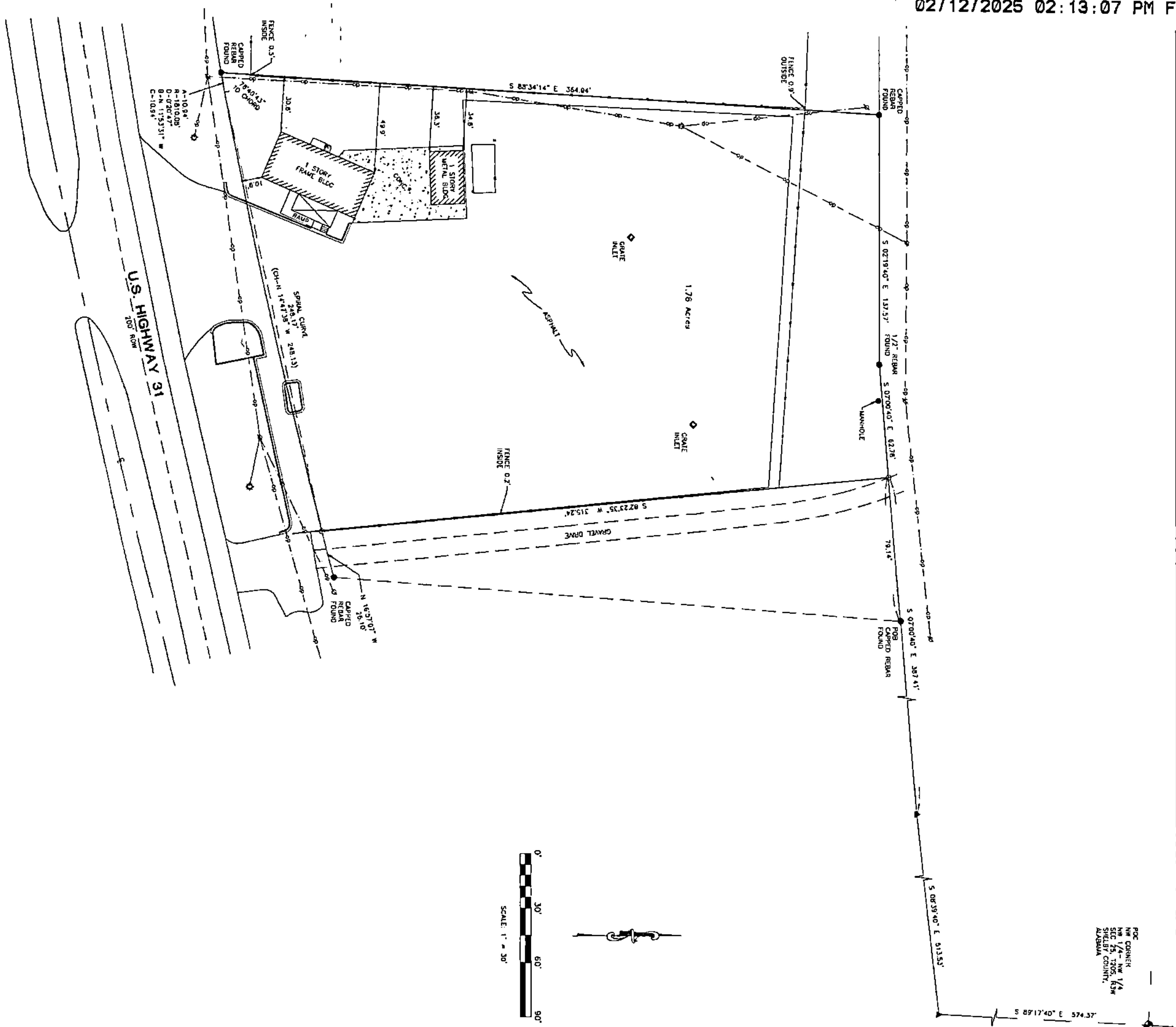
JNC Enterprises, Inc.

312 Brennan Road

Columbus, Georgia 31903



20250212000043470 3/4 \$211.00
Shelby Cnty Judge of Probate, AL
02/12/2025 02:13:07 PM FILED/CERT



POB CORNER
NW 1/4, T2N, R1W
SHELBY COUNTY,
ALABAMA

- SECTION 5 NOTES:**
1. Field survey was completed on January 13, 2025.
 2. Consulted the latest Federal Insurance Rate Map (FIRM) Community Flood Risk Zone 2, dated February 20, 2013 and found that the parcel shown herein lies in Zone 2.
 3. This survey was conducted without the benefit of or reliance of title, including, but not limited to, any deed, plat, map, or other recorded instrument, and without reference to any other survey or map, and without reference to any other survey or map, and without reference to any other survey or map.
 4. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when reading scaled data.
 5. Bearings shown are based on State Plane Coordinates, Alabama West Zone.

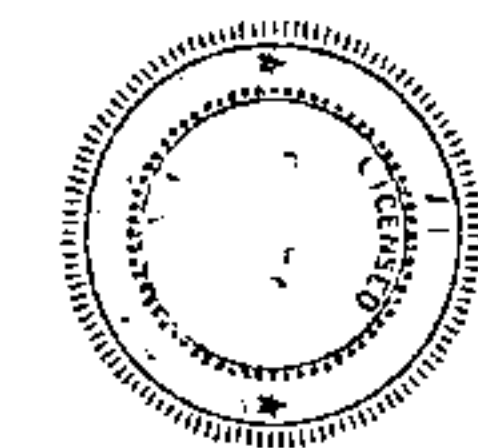
LEGEND	
● - IRON PIN FOUND	CONCRETE
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	1" LOAM FILL
○ - 1/2" REBAR SET WITH	

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 25, Township 25 North, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Commence at the NW corner of the NW 1/4 of the NW 1/4 of said Section 25, Township 25 North, Range 3 West, Shelby County, Alabama, a distance of 513.53' S 07°00'40\"/>

I hereby state that this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

William D. Holladay, Jr.
Surveyor
No. 28253



PROJECT NO. 25-01005	1 of 1	PROJECT: BOUNDARY SURVEY SECTION 25, TOWNSHIP 25 SOUTH, RANGE 3 WEST SHELBY COUNTY, ALABAMA	ORDERED BY: HOLLAND REAL ESTATE COMPANY		South Central Surveying, LLC RESIDENTIAL & COMMERCIAL LAND SURVEYING P.O. BOX 917 ALABASTER, ALABAMA 35007 PHONE 205-229-1993	REVISIONS	
		No.				By	

Real Estate Sales Validation Form

20250212000043470 4/4 \$211.00
Shelby Cnty Judge of Probate, AL
02/12/2025 02:13:07 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Sect. _____

Grantor's Name Holland Real Estate, LLC
Mailing Address P.O. Box 1008
Alabaster, AL 35007

Grantee's Name JNC Enterprises, Inc.
Mailing Address 312 Brennan Road
Columbus, GA 31903

Property Address 3438 Pelham Parkway
Pelham, AL 35124

Date of Sale February 12, 2025
Total Purchase Price \$ 1,200,000.00

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
☐ 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 2/12/25

☐ Unattested

(verified by)

Print William H. Robertson, V

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1