

Send Tax Notice to:  
Jennifer Lynn St. John

4056 Chelsea Ridge Trail  
Chelsea, AL 35051

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

File: **BHM-25-1644**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FOUR HUNDRED SIXTY THREE THOUSAND EIGHT HUNDRED SIXTY SIX AND 00/100 (\$463,866.00)** 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 **Jennifer Lynn St. John (herein referred to as "Grantee"),** whose mailing address is

4056 Chelsea Ridge Trail, Chelsea, AL 35051

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **4056 Chelsea Ridge Trail, Chelsea, AL 35051,** 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, 2025 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

**\$387,667.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 7 day of MARCH, 2025.

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 7 day of MARCH, 2025.

[Signature]  
Notary Public, State of  
AUSTIN MEEK  
Printed Name  
My Commission Expires: 2/3/29

AUSTIN MEEK  
Notary Public, Alabama State At Large  
My Commission Expires Feb. 3, 2029

**EXHIBIT A**

Property 1:

Lot 47, 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.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/10/2025 03:08:31 PM**  
**\$104.50 JOANN**  
**20250310000072310**

*Allen S. Bayl*