

20250324000086220
03/24/2025 11:14:12 AM
DEEDS 1/3

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

Send Tax Notice to:
Charles R. Holderfield and
Whitney Holderfield
104 Meadow Creek Lane
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$525,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **James J. Houston and Dawn Houston, husband and wife** (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, **Charles R. Holderfield and Whitney Holderfield** (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:

Commence at the SW corner of the NE 1/4 of the NE 1/4 of Section 26, Township 20 South, Range 3 West; thence North 88 degrees 26 minutes 43 seconds West and run 25.06 feet; thence North 1 degree 56 minutes 34 seconds West and run 40.0 feet to the point of beginning; thence continue along last described course 226.01 feet; thence South 87 degrees 58 minutes 19 seconds East and run 25.06 feet; thence South 87 degrees 52 minutes 27 seconds East and run 593.31 feet; thence South 18 degrees 39 degrees 34 minutes West and run 185.81 feet; thence South 30 degrees 52 minutes 44 seconds West and run 47.82 feet; thence North 88 degrees 27 minutes 54 seconds West and run 526.48 feet to the point of beginning, Shelby County, Alabama.

ALSO:

A 50 foot easement for ingress, egress, utilities and drainage, the centerline being more particularly described as follows:

Commence at the SW corner of the NE 1/4 of the NE 1/4 of Section 26, Township 20 South, Range 3 West; thence North 1 degree 56 minutes 44 seconds West and run 616.90 feet; thence North 88 degrees 16 minutes 02 seconds West and run 368.77 feet to the centerline intersection of King Charles Court and end of said 50 foot easement.

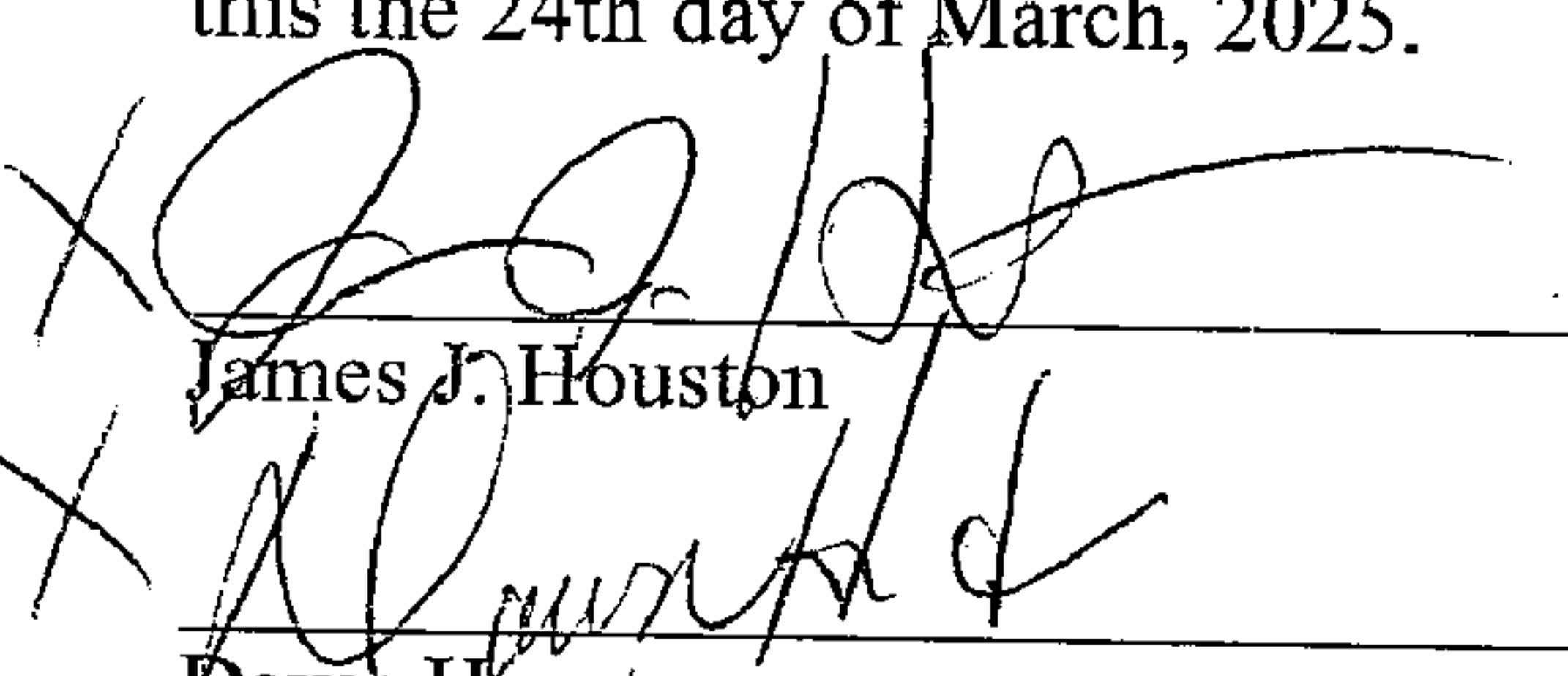
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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.

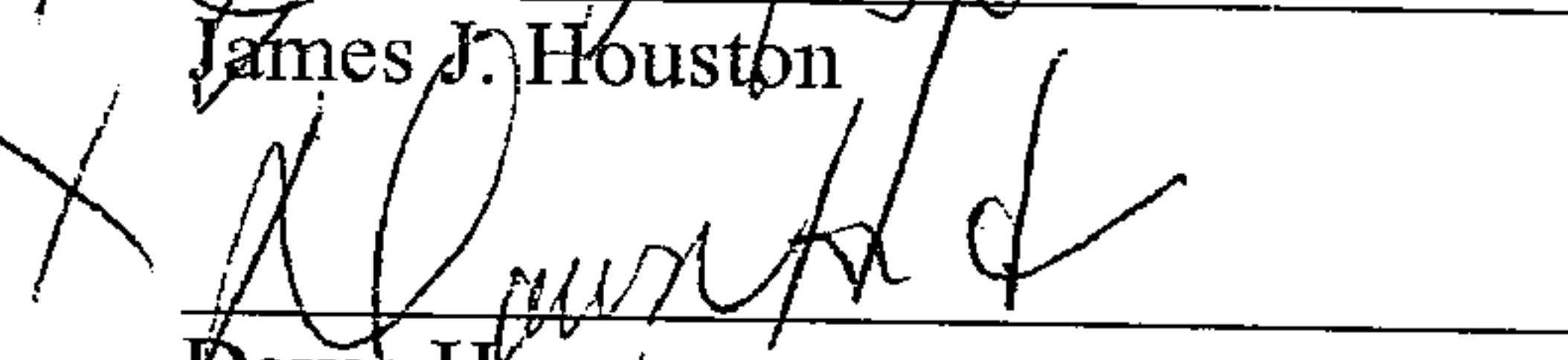
AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, 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 heirs, executors and administrators 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 24th day of March, 2025.



James J. Houston



Dawn Houston

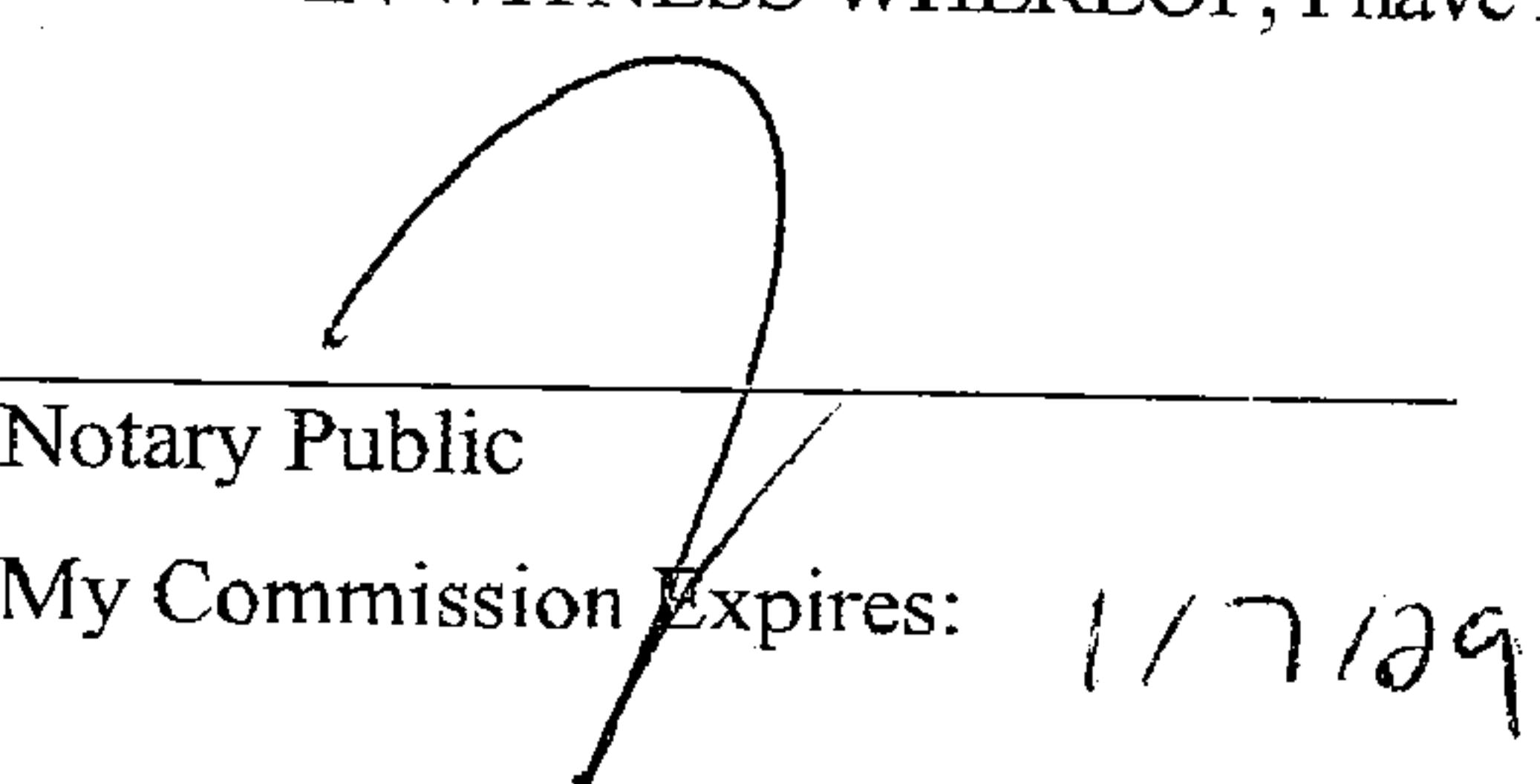
STATE OF ALABAMA
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **James J. Houston and Dawn Houston**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of March, 2025.



Notary Public

My Commission Expires:

1/7/29

| |
|---------------------------------------|
| JUSTIN SMITHERMAN |
| Notary Public, Alabama State At Large |
| My Commission Expires Jan. 7, 2029 |

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

File#: E-7597

Grantor's Name

James J. Houston and Dawn Houston
104 Meadow Creek Lane
Alabaster, AL 35007

Grantee's Name

Charles R. Holderfield and Whitney
Holderfield
104 Meadow Creek Lane
Alabaster, AL 35007

Mailing Address

Property Address 104 Meadow Creek Lane
Alabaster, AL 35007

Mailing Address

Date of Sale

Total Purchase Price

March 24, 2025

\$525,000.00

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 March 24, 2025

Print: Justin Smitherman

Sign

(Grantor/Grantee/ Owner/Agent) circle one



(verified by) _____

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

03/24/2025 11:14:12 AM

\$133.00 CHARITY

20250324000086220

Form RT-1

Allen S. Boyd