



20250401000095980 1/3 \$88.00
Shelby Cnty Judge of Probate, AL
04/01/2025 10:23:48 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good, adequate and valuable consideration to the undersigned **Shiloh Calera Development, LLC, an Alabama limited liability company** (hereinafter referred to as "Grantor"), in hand paid by **Holland Homes LLC, an Alabama limited liability company** (hereinafter referred to as "Grantee"), the receipt whereof is hereby acknowledged, Grantor does\do grant, bargain, sell and convey unto said Grantee the following described real estate situated in Shelby County, Alabama (hereinafter the "Property"), to wit:

Lot 143 Shiloh Creek-Phase II, Sector 4, according to and as shown on that certain map or plat of said subdivision filed for record in PlatBook 59 at Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to any reservations, mineral conveyances, restrictions, rights of way, easements, and any other covenants appearing of record on the aforesaid Property none of which are hereby reimposed.

TO HAVE AND TO HOLD the Property to the Grantee, its successors and assigns, forever.

And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor is lawfully seized of an indefeasible estate in fee simple in the Property and has a good right to convey the same; that it is free from all encumbrances, except as otherwise noted above and except for taxes for the current year which have attached as a lien against the Property, but which are not yet due and payable; and that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and executors and administrators shall warrant and defend the same to said Grantee, its successors and assigns, forever against the lawful claims of all persons.

Signature Page To Follow On The Next Page.

Shelby County, AL 04/01/2025
State of Alabama
Deed Tax: \$60.00



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Shelby Cnty Judge of Probate, AL
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This warranty deed is made the 26th day of March, 2025.

GRANTOR:

Shiloh Calera Development LLC, an
Alabama limited liability company

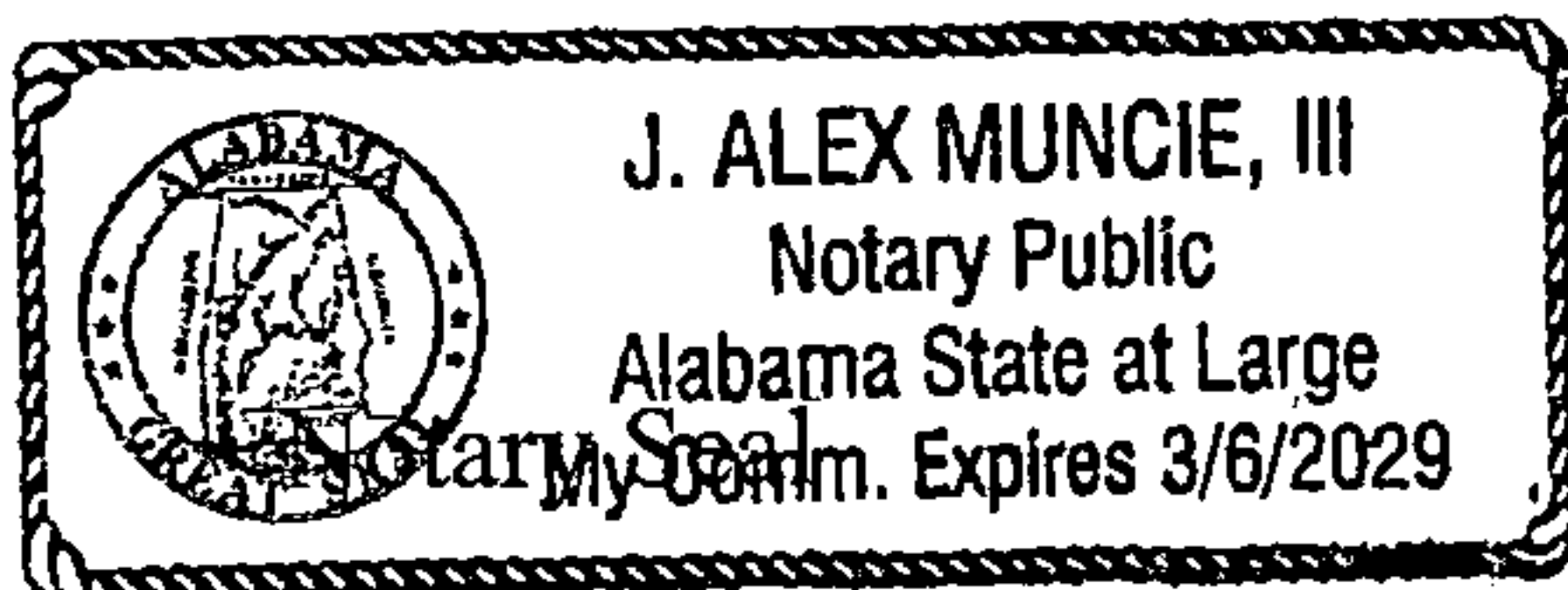
By: 
Daniel Holland, Manager

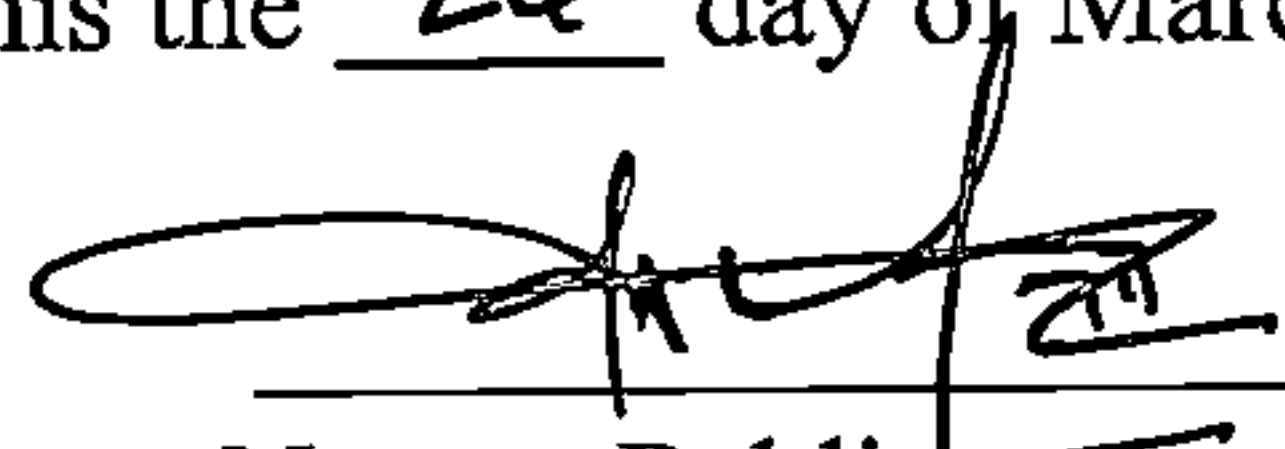
STATE OF ALABAMA

COUNTY OF LEE

I, a Notary Public, in and for said County in said State, hereby certify that Daniel Holland, as Manager on behalf of Northgate Development LLC, an Alabama limited liability company, whose name is signed to the foregoing instrument or conveyance and who is (☒) known to me, or (☐) has produced a current, state-driver's license as identification, acknowledged before me on this day that, being informed of the contents of this instrument, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 26 day of March, 2025.




Notary Public J. ALEX MUNCIE III
My commission expires: MARCH 06, 2029

Grantor's Address:
Shiloh Calera Development LLC
421 Opelika Road
Auburn, AL 36830

Grantee's Address:
Holland Homes, LLC
421 Opelika Road
Auburn, AL 36830

Send Tax Notice to:
421 Opelika Road
Auburn, AL 36830

This Instrument Prepared by:
Charles F. James, Esquire
Clark Partington
125 E. Intendencia St., 4th Floor
Pensacola, FL 32502
CP File No 257013



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Shiloh Calera Development LLC	Grantee's Name	Holland Homes LLC
Mailing Address	421 Opelika Road Auburn, AL 36830	Mailing Address	421 Opelika Road Auburn, AL 36830
Property Address	Lot 143 Shiloh Creek – Phase II, Sector 4 Calera, Shelby County, AL	Date of Sale	3/26/2025
		Total Purchase Price	\$59,750.00

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
☐ Sales Contract ☒ Other Property Take Down Agreement with Option to Purchase
☐ 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 _____, 2025

Unattested

(verified by)

Print:

Sign:

DANIEL HOLLAND, MANAGER

Grantor/Grantee/Owner/Agent (circle one)
Form RT-1