

Send Tax Notice to:
John Mark Payne and Kelly Lynn
Payne, Trustees of The Payne Living
Trust dated June 6, 2018

4048 Chelsea Ridge Trail
Chelsea, AL 35051

File: BHM-25-186

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

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FOUR HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED EIGHTEEN AND 00/100 (\$447,518.00) 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 John Mark Payne and Kelly Lynn Payne, Trustees of The Payne Living Trust dated June 6, 2018 (herein referred to as "Grantee," whether one or more), whose mailing address is

4048 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, as Joint Tenants with Right of Survivorship, the following described real property, which has a mailing address of 4048 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.

\$116,354.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, 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(s), 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(s), 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 18 day of June, 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 18 day of June, 2025.

[Signature]
Notary Public

J. ALEX MUNCIE, III

Printed Name

My Commission Expires: MARCH 06, 2029

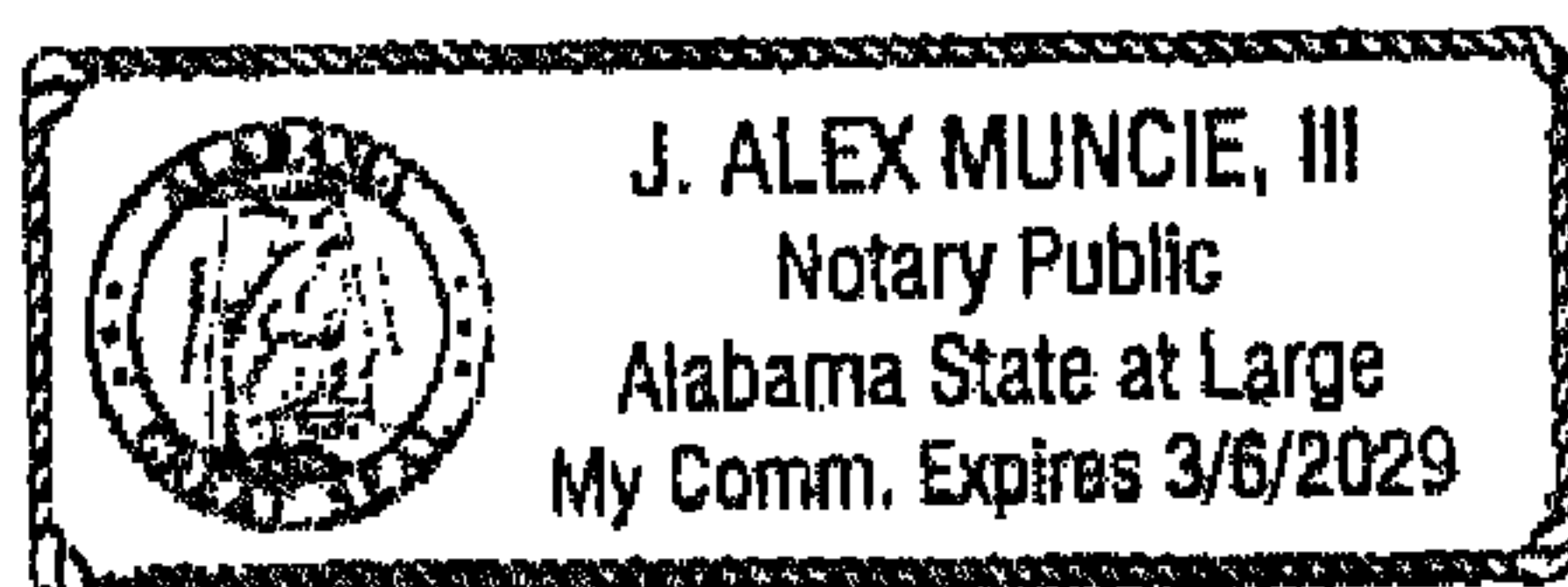


EXHIBIT A

Property 1:

Lot 49 of the 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.



File No.: BHM-25-186

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/20/2025 02:19:44 PM
\$360.50 BRITTANI
20250620000189400
General Warranty Deed - LE - JTROS (AL)

Allen S. Bayl

Page 3 of 3