

SEND TAX NOTICE TO:

Tracie Stewart Rowe and Andrew Pierce Rowe
305 Camp Forrest Trail
Helena, AL 35080

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **EIGHT HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$865,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jonathan Hobson Holly and Paula LaNeave Holly, husband and wife**, whose address is 168 Appleford Road, Helena, AL 35080 (hereinafter "Grantor", whether one or more), by **Tracie Stewart Rowe and Andrew Pierce Rowe**, whose address is 305 Camp Forrest Trail, Helena, AL 35080 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Tracie Stewart Rowe and Andrew Pierce Rowe, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 305 Camp Forrest Trail, Helena, AL 35080 to-wit:**

Lot 768, according to the Final Plat of Riverwoods, Seventh Sector - Phase II, as recorded in Map Book 36, Page 102, in the Probate Office of Shelby County, Alabama.

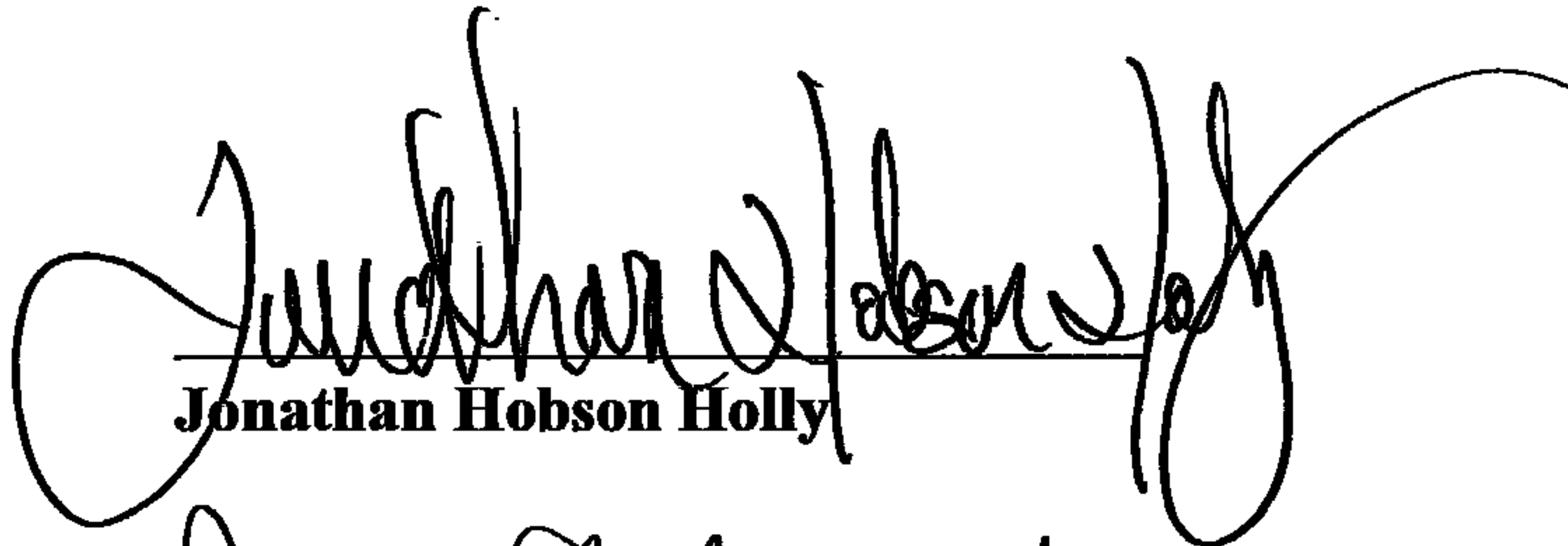
Jonathan Hobson Holly and Paula LaNeave Holly are the surviving grantees of that certain deed recorded in Instrument No. 20210406000169970 in the Probate Office of Shelby County, Alabama; the other grantee, Barbara H. Holly, having died on or about the 17th day of July, 2024.

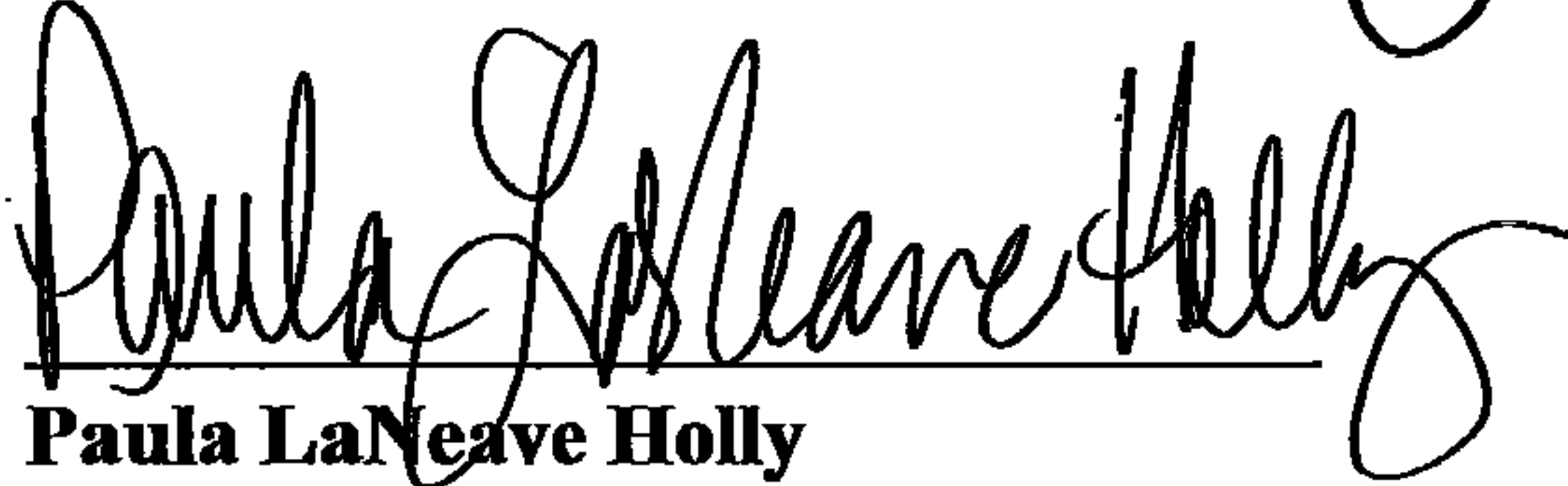
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$577,387.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 2nd day of October, 2025.



Jonathan Hobson Holly

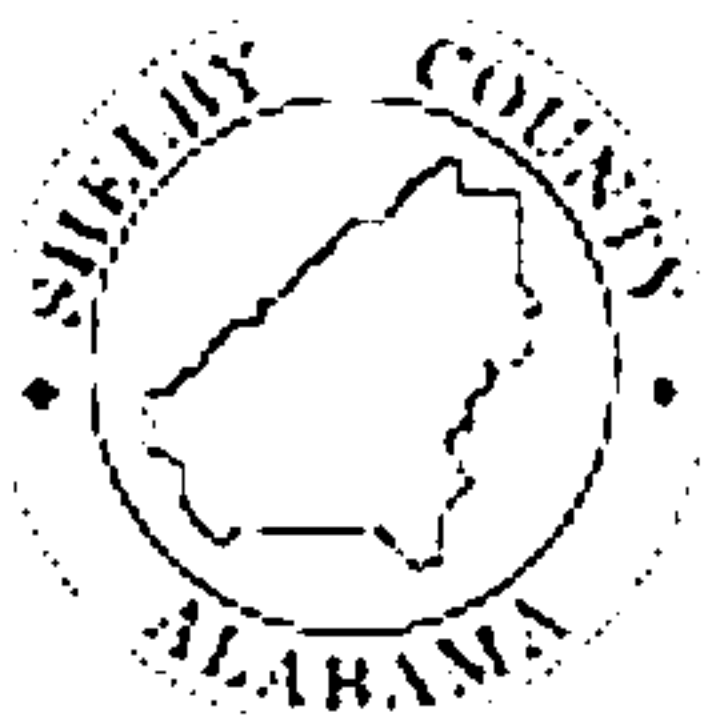
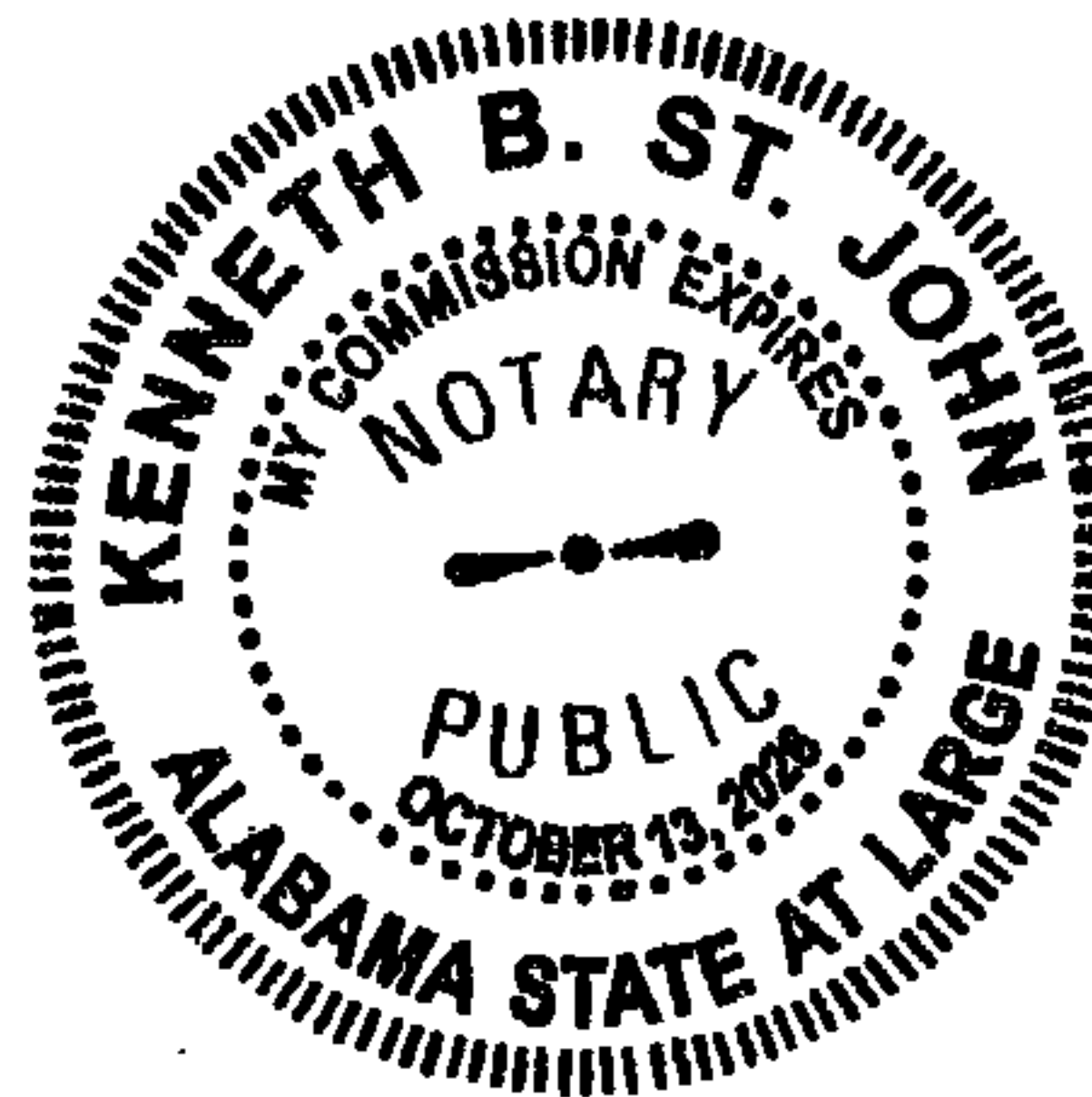

Paula LaNeave Holly

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Jonathan Hobson Holly and Paula LaNeave Holly** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of October, 2025.


Notary Public: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2025 08:26:56 AM
\$313.00 PAYGE
20251003000305240

