

Send Tax Notice to:

Claudia Bugna

4024 Chelsea Ridge Trail
Columbiana, AL 35051

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-25-12523

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED FORTY TWO THOUSAND EIGHT HUNDRED NINETY NINE AND 00/100 (\$442,899.00)** 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 **Claudia Bugna (herein referred to as "Grantee"),** whose mailing address is

4024 Chelsea Ridge Trail, Columbiana, 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 **4024 Chelsea Ridge Trail, Columbiana, 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, 2026 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 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 17 day of DECEMBER, 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 17 day of DECEMBER, 2025.

[Signature]
Notary Public, State of
J. ALEX MUNCIE, III

Printed Name
My Commission Expires: MARCH 06, 2029

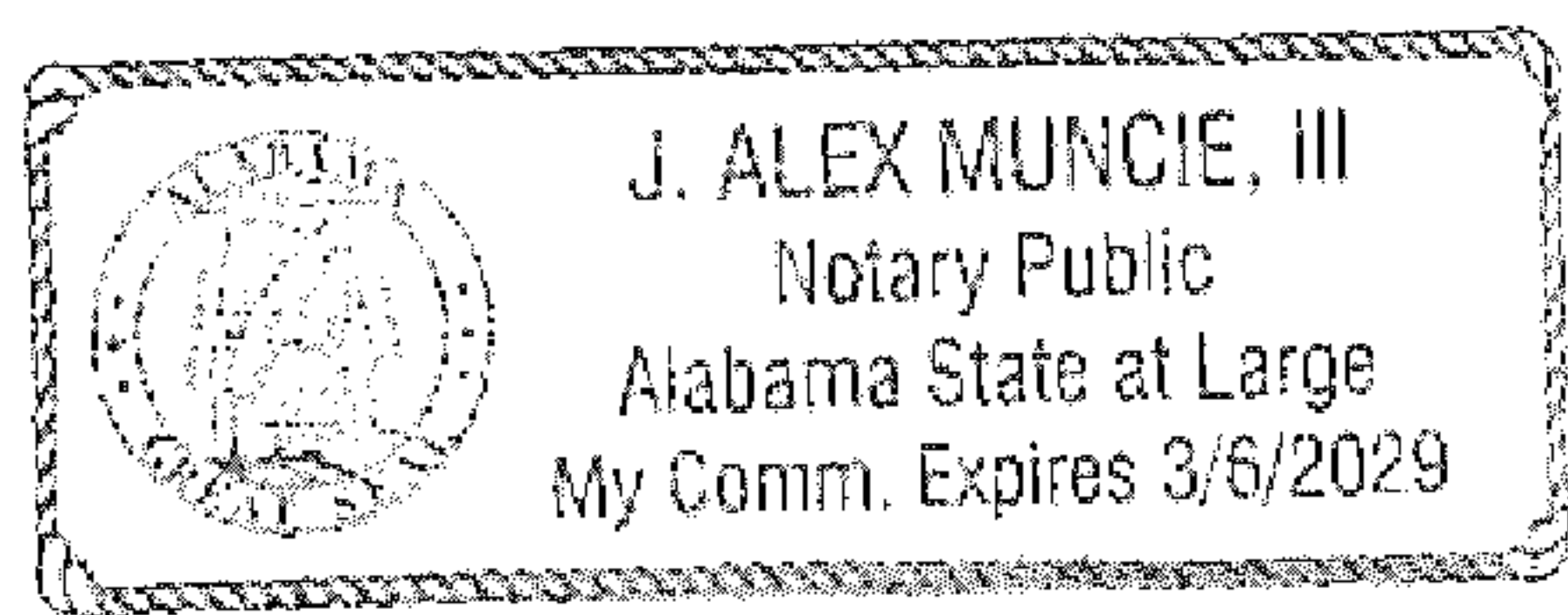
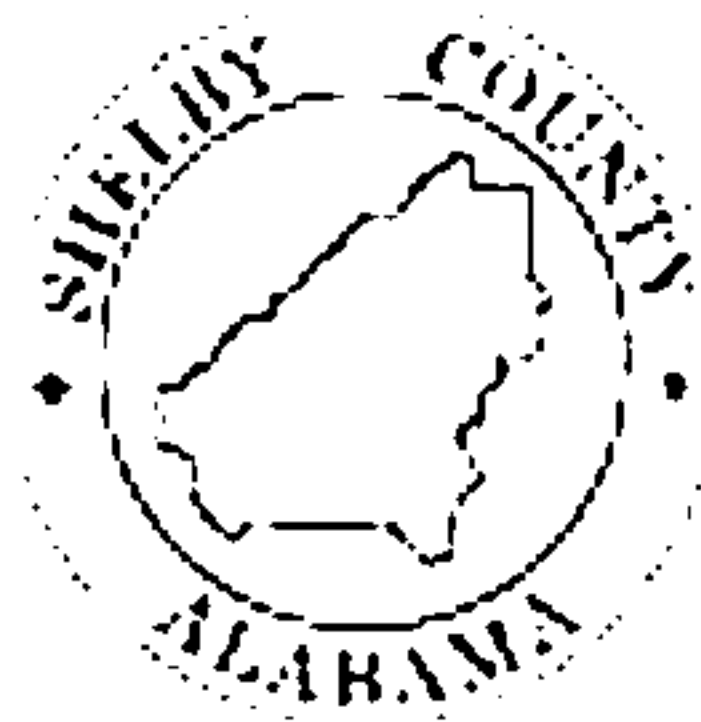


EXHIBIT A

Property 1:

Lot 55, according to the Amended Map of Chelsea Ridge Estates, Second 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
12/23/2025 12:12:42 PM
\$471.00 JOANN
20251223000392560

Allie S. Boyd