

This Instrument was prepared by:
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Higey Law LLC
300 Richard Arrington Jr. Blvd. N.
Ste. 503, Title Building
Birmingham, Alabama 35203
205-593-4881

Send Tax Notice To:
Stephen Mark Holland, Trustee of
THE STEPHEN MARK HOLLAND REVOCABLE TRUST
2412 Trant Lake Drive
Virginia Beach, Virginia 23454

GENERAL WARRANTY DEED

STATE OF ALABAMA)
) ss.
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, STEPHEN M. HOLLAND, an unmarried man, (hereinafter referred to as "Grantor") does hereby grant, bargain, sell, and convey unto STEPHEN MARK HOLLAND AS TRUSTEE OF THE STEPHEN MARK HOLLAND REVOCABLE TRUST, UNDER TRUST DATED THE 8th DAY OF JUNE 2007 AND ANY AMENDMENTS THERETO (hereinafter referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Panther Ridge, as recorded in Map Book 31 page 118 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama,

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 unto the said GRANTEE and his successors in trust and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted hereinabove; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors, and administrators shall, warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

BE IT KNOWN that this property is not the homestead of the grantor.

No warranties are given by the preparer who served as scrivener only. This instrument has been prepared in accordance with information supplied by the Grantor. No title examination or title opinion was requested by the Grantor, and none was conducted or rendered.

<u>Grantors' Address:</u>	<u>Grantees' Address:</u>	<u>Property Address:</u>
2412 Trant Lake Drive Virginia Beach, VA 23454	2412 Trant Lake Drive Virginia Beach, VA 23454	104 Victory Trail Pelham, AL 35124

Parcel Number: 13 1 11 4 003 001.003

Date of Sale: February 9, 2026

Tax Assessor's Appraisal Value: \$333,700.

REAL ESTATE SALES VALIDATION ATTESTATION: In lieu of submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of his knowledge, this conveyance instrument contains all of the information which would otherwise be included on such Validation Form and that the information so contained in this instrument is true and accurate. Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama § 40-22-1(h).

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 9th day of February 2026.

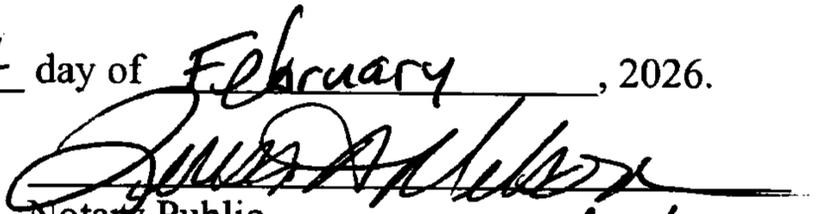

STEPHEN M. HOLLAND

STATE OF VIRGINIA)
 City of Virginia Beach)
 COUNTY OF Virginia Beach)

I, the undersigned Notary Public in and for said County in said State, hereby certify that STEPHEN M. HOLLAND, whose name 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 said conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this 9th day of February, 2026.

TERESA A. MELSON
 NOTARY PUBLIC
 REGISTRATION # 7518986
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES
 MAY 31, 2029


 Notary Public
 My Commission Expires: 05/31/2029



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/23/2026 08:38:11 AM
 \$359.00 JOANN
 20260223000049110

Allie S. Boyd