

Send Tax Notice to:  
Deandra Nicole Bobrow and  
Remington Wesley Bobrow  
**4043 Chelsea Ridge Trail**  
**Columbiana, AL 35051**

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

File: **BHM-25-10062**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FOUR HUNDRED THIRTY SEVEN THOUSAND SIXTY SIX AND 00/100 (\$437,066.00)** 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 Rd, Auburn, AL 36830**

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by **Deandra Nicole Bobrow and Remington Wesley Bobrow (herein referred to as "Grantee,"** whether one or more), whose mailing address is

**4043 Chelsea Ridge Trail, Columbiana, AL 35051**

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the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **4043 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.

**\$341,245.00 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 25 day of Feb, 2026

Holland Homes LLC, an Alabama Limited Liability Company

By: [Signature]  
Clay Messer, Authorized Agent

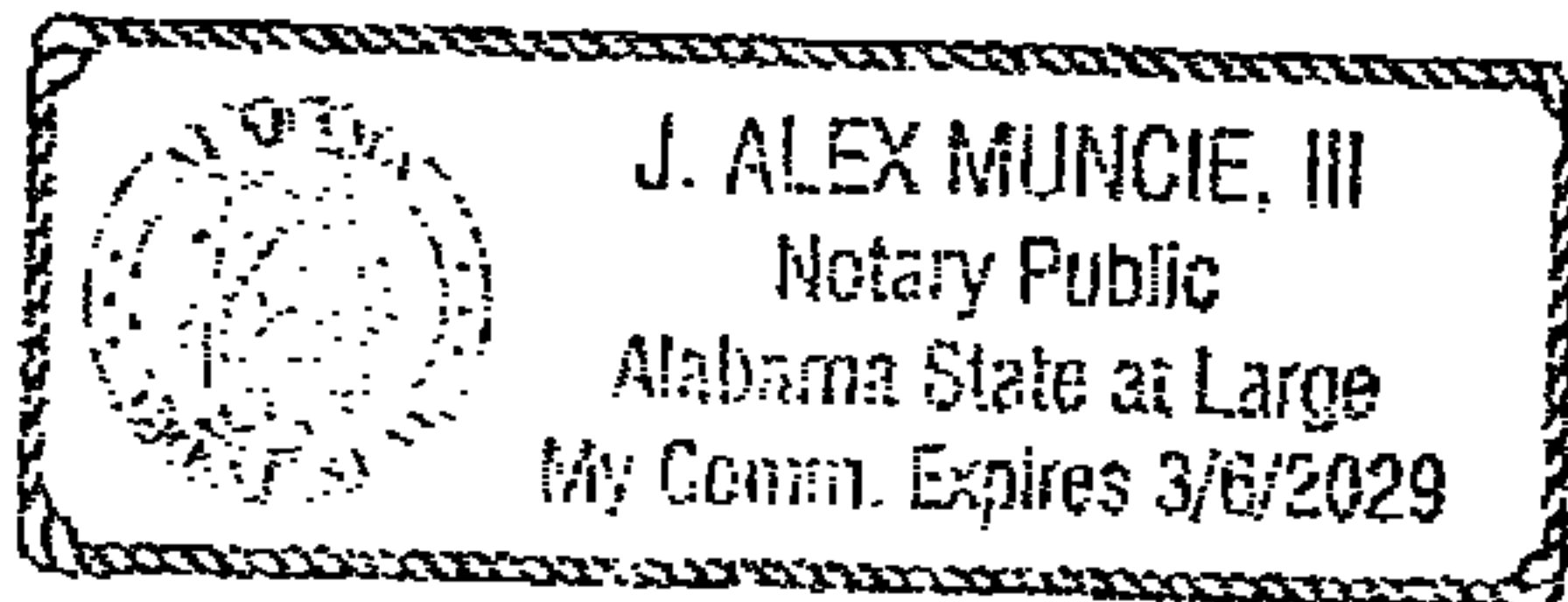
STATE OF ALABAMA  
COUNTY OF LEE

I, ~~J. Alex Muncie~~ Notary Public, in and for said County in said State, hereby certify that Clay Messer, Authorized Agent of Holland Homes LLC whose name as Authorized Agent of Holland Homes LLC, a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 25 day of February, 2026.

[Signature]  
Notary Public

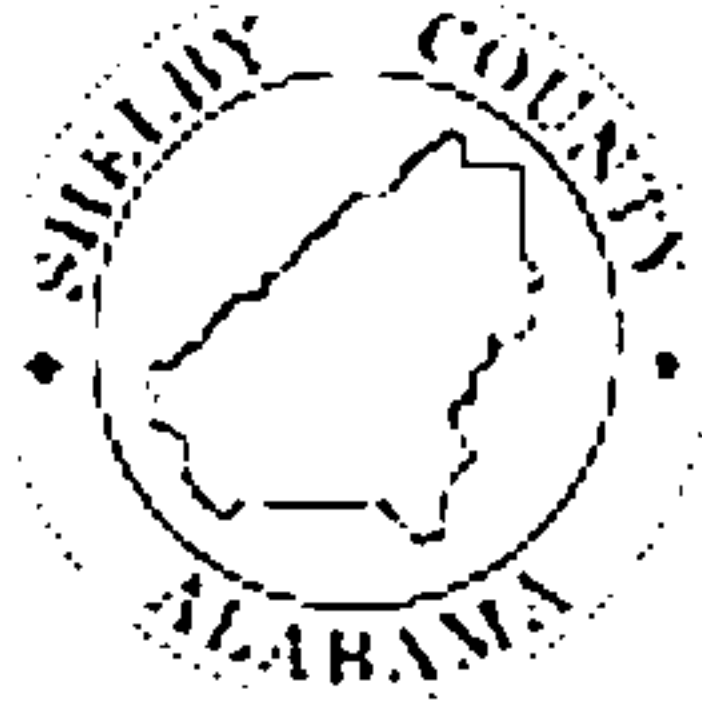
My Commission Expires: MARCH 06, 2029



**EXHIBIT A**

Property 1:

Lot 8, according to the Amended Map of Chelsea Ridge Estates, 2nd Sector, Phase I, as recorded in Map Book 58, page 48 in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/06/2026 10:45:31 AM**  
**\$124.00 PAYGE**  
**20260306000065540**

*Allie S. Bayal*