

Prepared By:
Bailey & Holliman
2491 Pelham Pkwy, 205-663-0281
Pelham, Al 35124
STATE OF Alabama

Send Tax Notice to:
100 Tall Timber Drive
Alabaster, Al 35007

\$10.00
PAID

QUITCLAIM DEED

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and other good and valuable considerations and the sum of to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, James Lawrence Barnett and Linda Holcombe Barnett as Trustees of the Barnett Family Trust, dated July 21, 2010 (hereinafter referred to as GRANTOR), does hereby release, remise, quitclaim and convey unto:

Billy Jack Holcombe, Jr. (hereinafter referred to as Grantee)

See Attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein.

GRANTOR MAKES NO WARRANTY OR COVENANT RESPECTING THE NATURE OF THE QUALITY OF THE TITLE TO THE PROPERTY HEREBY CONVEYED OTHER THAN THE GRANTOR HAS NEITHER PERMITTED NOR SUFFERED ANY LIEN, ENCUMBRANCE OR ADVERSE CLAIM TO THE PROPERTY DESCRIBED HEREIN SINCE THE DATE OF ACQUISITION BY THE GRANTOR.

Subject to: SUBJECT TO: (1) Taxes for the year 2012 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any. No title search was performed. This deed was prepared with information furnished by the grantor/grantee herein and relied upon by the drafter.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple or otherwise.



20120809000292800 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
08/09/2012 10:53:11 AM FILED/CERT

IN WITNESS WHEREOF, the undersigned has hereunto set its signature on this the 20th day of June, 2012.

Barnett Family Trust Dated
7/21/10

Linda Holcombe Barnett
Linda Holcombe Barnett,
Trustee

James L. Barnett
James Lawrence Barnett,
Trustee

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that James Lawrence Barnett and Linda Holcombe Barnett as Trustees of the Barnett Family Trust, dated July 21, 2010, in their capacity as said trustees, with full authority, whose names are 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, they executed the same voluntarily.

Given under my hand and official seal this the 20th day of June, 2012.

John L. Heller
Notary Public

My Commission Expires:

8.29.2014

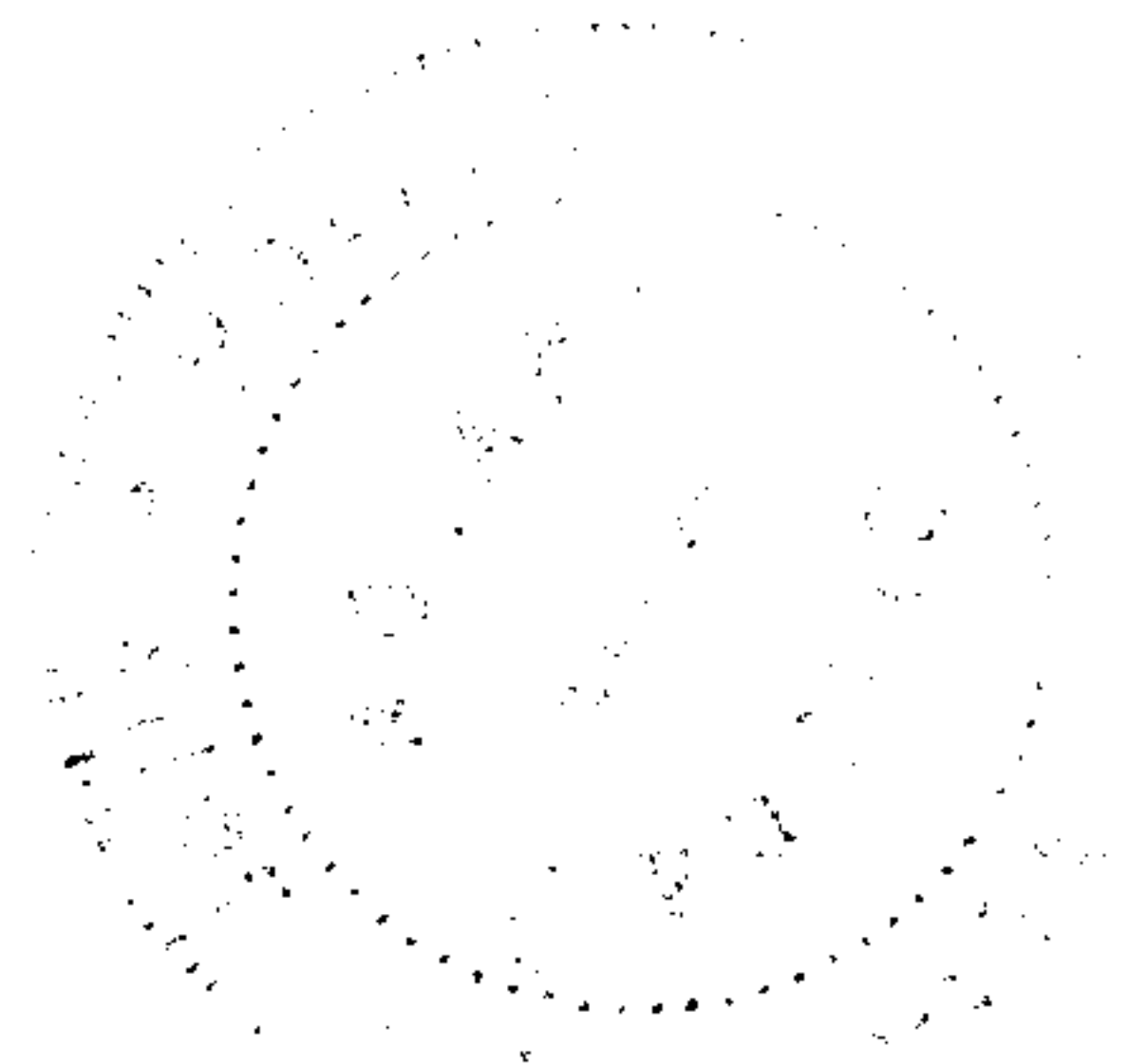


Exhibit A

Beginning at the Southeast corner of Section 32, Township 20 south, Range 3 West, Shelby County, Alabama and run N 00°44'11"E along the east line of said Section 33 a distance of 178.91' to a found rebar corner in County roadway Number 226; Thence run S 88°34'11"W along said roadway a distance of 189.53' to a corner; Thence run S 82°51'11"W along said roadway a distance of 262.08' to a corner and the point of beginning of the Parcel being described; Thence run S 12°06'47"W along Fox Valley Road a distance of 151.34' to a corner; Thence run S 28°32'44"W along said road a distance of 109.02' to a corner; Thence run N 84°00'22"W along Holcombe Road a distance of 130.91' to a corner; Thence run S 76°34'34"W along same said roadway a distance of 155.20' to a corner; Thence run N 05°34'02"E a distance of 130.15' to a corner; Thence run S 86°32'56"E a distance of 50.04' to a corner; Thence run N 00°29'05"W a distance of 292.21' to a corner; Thence run S 88°29'33"E a distance of 226.13' to a corner in Fox Valley Farms roadway; Thence run S 28°15'33"E a distance of 166.52' to the point of beginning. containing 2.55 acres less and except all of the roadway right of ways described herein.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Barnett Family Trust
Mailing Address 842 Fox Valley Farm
Maylene, AL 35114

Grantee's Name Billy Holcombe Jr.
Mailing Address 100 Tall Timber
Alabaster, AL

Property Address 10 Holcombe Dr.
Maylene, AL 35114

Date of Sale 6-20-12
Total Purchase Price \$ 10,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8-9-12

Print Billy Holcombe Jr.

Unattested

(verified by)

Sign Billy Holcombe Jr.
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1