

20220215000066600  
02/15/2022 03:00:30 PM  
CORDEED 1/3

This instrument is being re-recorded to correct  
the legal description.

20220211000061960  
02/11/2022 01:29:20 PM  
DEEDS 1/3

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.  
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:  
Mike T. Atchison  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

Said Tax Notice to:  
Bennie Warren Holcombe  
320 Highway 25 E  
Columbiana AL 35051

**WARRANTY DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR AND ZERO CENTS (\$1.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Bennie Warren Holcombe, a single woman* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Dawn Keef* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Exhibit "A"- Legal Description

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record.

Grantor herein is the surviving Grantee in Deed Book 274, Page 503, the other Grantee, Willard E. Holcombe, is deceased, having died December 1986

Grantor herein reserves a Life Estate in and to the property described as Exhibit A.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11<sup>th</sup> day of February 2022.

*Bennie Warren Holcombe*  
Bennie Warren Holcombe

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Bennie Warren Holcombe*, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of February 2022.

*April Clark*  
Notary Public  
My Commission Expires: 9/1/2024



EXHIBIT A  
Legal Description

Commence at the SW corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 24, Township 21 South, Range 1 West, thence run North along the West line of said  $\frac{1}{4}$   $\frac{1}{4}$  section a distance of 863.58 feet; thence turn an angle of 153°57' to the right and run a distance of 210.84 feet to the point of beginning; thence continue in the same direction a distance of 234.40 feet; thence turn an angle of 66°30' to the left and run a distance of 75.00 feet; thence turn an angle of 52°30' to the left and run a distance of 270.42 feet; thence turn an angle of 127° 29' to the left and run a distance of 333.15 feet to the point of beginning, situated in the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

A parcel of land situated in the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 24, Township 21 South, Range 1 West, described as follows: Commence at the SW corner of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 24, Township 21 South, Range 1 West; thence run North along the West line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 863.58 feet to the point of beginning; thence continue North along said line a distance of 71.35 feet; thence turn an angle of 110 deg. 45 min. to the right and run a distance of 308.73 feet; thence turn an angle of 30 deg. 02 min. to the right and run a distance of 148.30 feet; thence turn an angle of 53 deg. 19 min. to the left and run a distance of 171.65 feet to the West right of way line of Alabama Highway No. 25; thence turn an angle of 109 deg. 06 min. to the right and run along said right of way line a distance of 25.00 feet; thence turn an angle of 70 deg. 54 min. to the right and run a distance of 455.00 feet; thence turn an angle of 60 deg. 29 min. to the right and run a distance of 210.84 feet to the point of beginning. Situated in NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

Filed and Recorded 20220211000061960 02/11/2022 01:29:20 PM DEEDS 3/3  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/11/2022 01:29:20 PM  
\$179.00 BRITTANI  
20220211000061960



*Alicia S. Bayl*

Real Estate Sales Validation Form

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

Grantor's Name Bonnie Warren Holcombe Grantee's Name Dawn Keef  
Mailing Address 320 Hwy 25 E Mailing Address 320 Hwy 25 E  
Columbiana AL Columbiana AL  
35051  
Property Address 320 Hwy 25 E Date of Sale 11<sup>th</sup> February 2022  
Columbiana AL Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 151,000.00

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  Appraisal  
 Sales Contract  Other tax value  
 Closing Statement

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 \_\_\_\_\_

Print Bonnie Warren Holcombe  
Bonnie Warren Holcombe

Unattested \_\_\_\_\_  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one



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Judge of Probate, Shelby County Alabama, County  
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Shelby County, AL  
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\$29.00 BRITTANI  
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Form RT-1

*Alicia S. Bayl*