

20221103000412880  
11/03/2022 02:11:37 PM  
DEEDS 1/2

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

*This Instrument was prepared by:*  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **TEN THOUSAND DOLLARS AND NO CENTS (\$10,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, ***Torie Rinehart Nix and husband, Ricky Lee Nix*** (herein referred to as ***Grantors***) grant, bargain, sell and convey unto ***Daniel Howard Holcombe and Kori McNeill Holcombe*** (herein referred to as ***Grantees***), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

PARCEL 2

Commence at the NE Corner of Section 23, Township 21 South, Range 1 West Shelby County, Alabama; thence S00°00'00"E for a distance of 412.05' to the POINT OF BEGINNING; thence continue S00°00'00"W for a distance of 909.14'; thence S88°42'55"W for a distance of 1039.61' to the Easterly R.O.W. line of Chelsea Road; thence N24°00'09"W and along said R.O.W. line for a distance of 196.31' to a curve to the right, having a radius of 9960.00', and subtended by a chord bearing of N22°43'03"W, and a chord distance of 446.70'; thence along the arc of said curve and along said R.O.W. line for a distance of 446.74' to the center of a 75' Alabama Power Transmission Line R.O.W.; thence leaving said Chelsea Road R.O.W. line and along said center of Transmission R.O.W. line, N75°12'33"E for a distance of 1335.99' to the POINT OF BEGINNING.


**SUBJECT TO:**


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

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 3<sup>rd</sup> day of November, 2022.

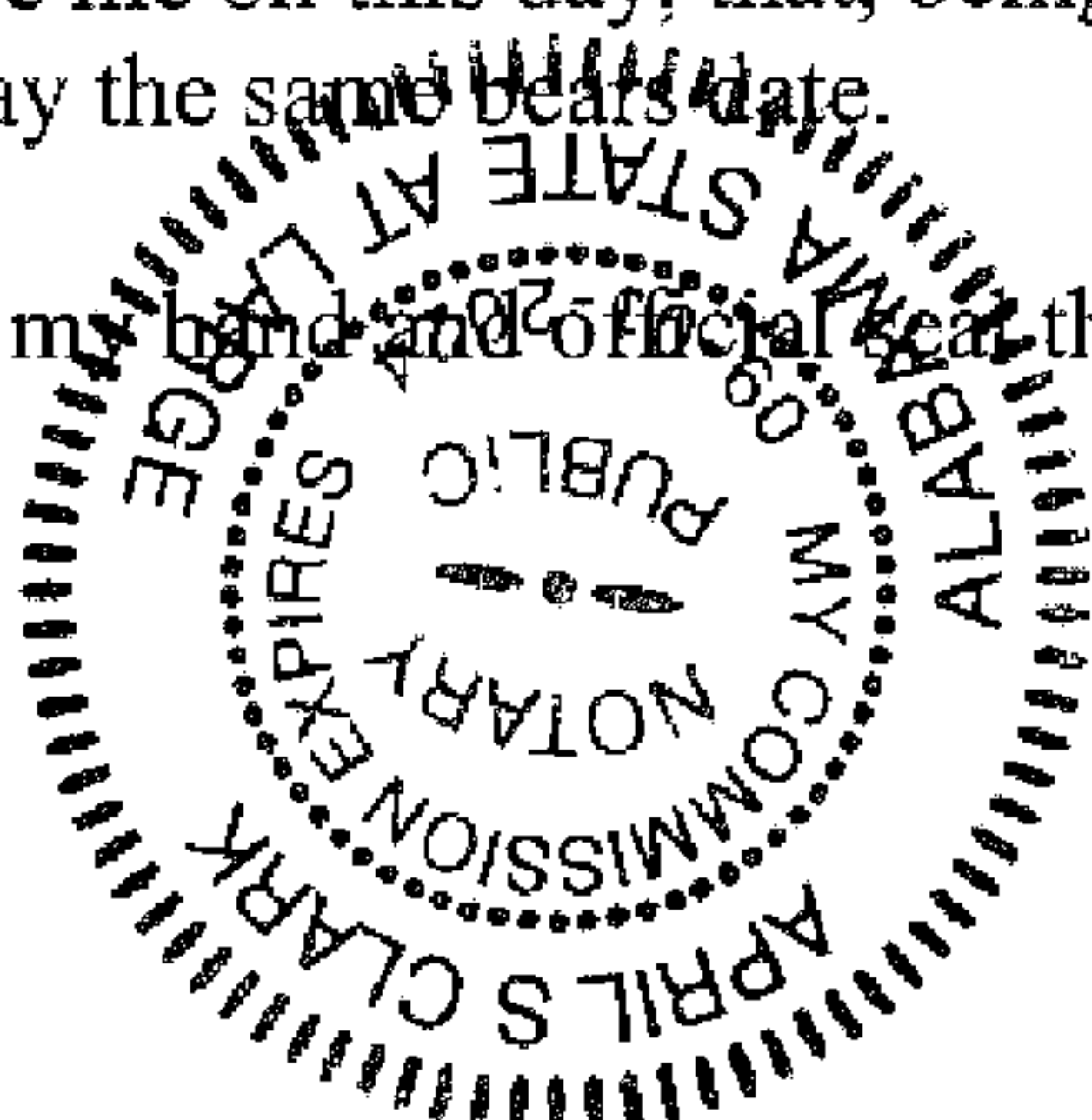
  
**Torie Rinehart Nix**


  
**Ricky Lee Nix**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Torie Rinehart Nix and Ricky Lee Nix***, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of November, 2022.



  
Notary Public  
My Commission Expires: 9-1-2026



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/03/2022 02:11:37 PM  
 \$35.00 JOANN  
 20221103000412880

*Allen S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name	<u>Torie Pinehart Nix</u>	Grantee's Name	<u>Daniel Howard Holcombe</u>
Mailing Address	<u>Makena Lee Nix</u> <u>P.O. Box 394</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>Korie McNeill Holcombe</u> <u>322 Curly Willow Ln</u> <u>Shelby, AL 35143</u>
Property Address	<u>Vacant Land</u> <u>Chelsea Road</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>11-3-22</u>
		Total Purchase Price	\$ <u>10,000.00</u>
		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 11-3-22

Print Mike T. Atchison

Unattested

Sign

Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one