

THIS INSTRUMENT PREPARED BY

Howard W. Neiswender
Balch & Bingham LLP
1901 Sixth Avenue North, Suite 1500
Birmingham, AL 35203

Send Tax Notice to:

Clay M. Holland
P. O. Box 1008
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY

)
)


20120829000326220 1/4 \$515.00
Shelby Cnty Judge of Probate, AL
08/29/2012 02:10:31 PM FILED/CERT

STATUTORY WARRANTY DEED

(This deed prepared without benefit of survey or title examination)

KNOW ALL MEN BY THESE PRESENTS:

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, **TERESA H. CRUGER**, a married woman, and **KYMOTHY C. HOLLAND**, a single woman (hereinafter referred to as the "Grantors"), hereby grant, bargain, sell and convey, subject to the matters set forth below, unto **CLAY MONTOMGERY HOLLAND**, a married man (hereinafter referred to as the "Grantee"), all of their right, title and interest in and to the real estate situated in Shelby County, Alabama described on Exhibit A attached hereto and made a part hereof (hereinafter referred to as the "Property").

THIS CONVEYANCE is subject to the following:

- (1) General and special taxes and assessments for the current year and subsequent years not yet due and payable.
- (2) All mineral, mining and oil and gas rights not owned by the Grantors, if any.
- (3) All easements, covenants, reservations, restrictions and encumbrances of record (whether such encumbrances are monetary or non-monetary) and any easement for any utility serving the Property, whether of record or not.
- (4) Rights of third parties, including the public at large, with respect to any portion of the Property located in a public right of way.
- (5) All unrecorded easements, encroachments, overlaps, boundary line disputes and other matters that would be revealed by an accurate survey or inspection of the Property.

TO HAVE AND TO HOLD to the Grantee, his heirs, personal representatives and assigns forever.

The Grantors intend by the execution of this conveyance to vest all of their right, title and interest in and to the Property described on Exhibit A attached hereto in Grantee.

The Property does not constitute the homestead of either of the Grantors.

Shelby County, AL 08/29/2012
State of Alabama
Deed Tax: \$494.00

IN WITNESS WHEREOF, the Grantors have executed this Statutory Warranty Deed this 31st day of January, 2012.

GRANTORS:


TERESA H. CRUGER


KYMOTHY C. HOLLAND

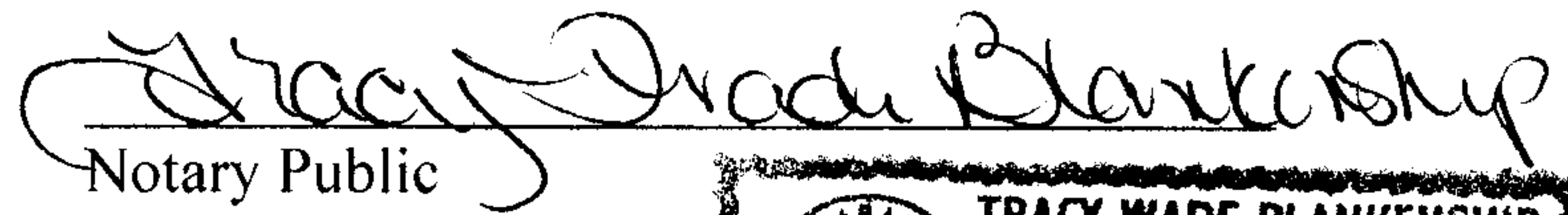
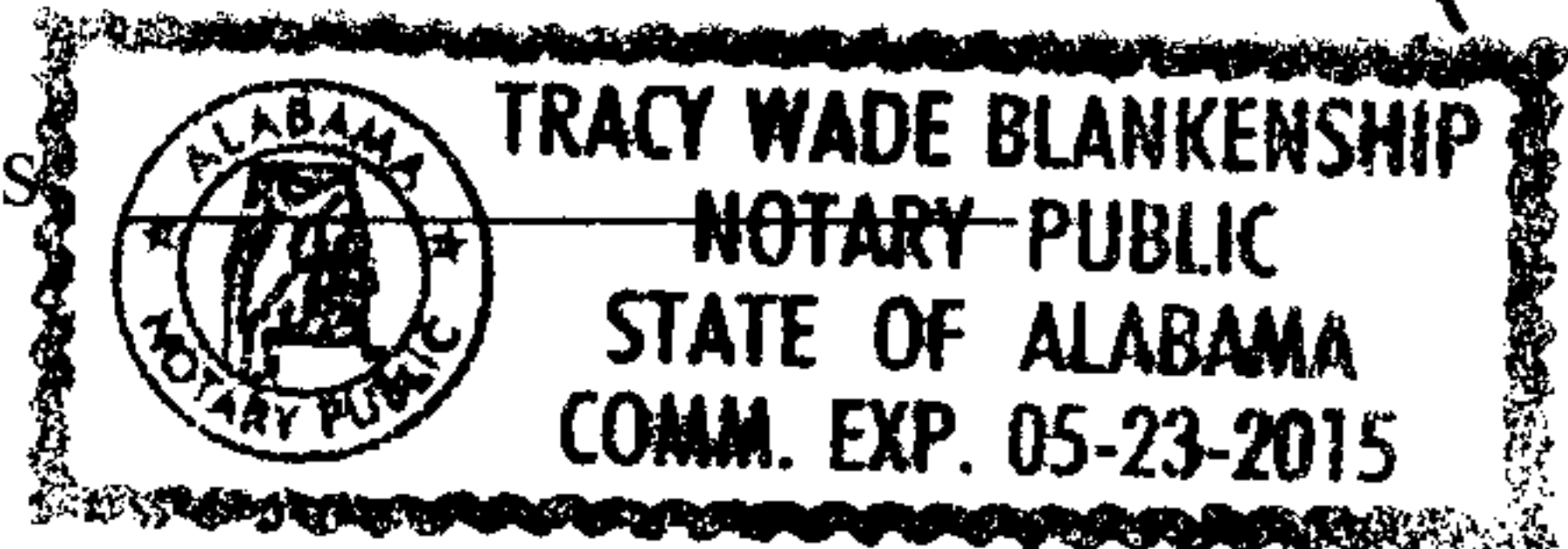
STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public, hereby certify that **TERESA H. CRUGER**, whose name is signed to the foregoing Statutory Warranty Deed as Grantor, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 2012.

[NOTARIAL SEAL]


Notary Public
My Commission Expires


STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public, hereby certify that **KYMOTHY C. HOLLAND**, whose name is signed to the foregoing Statutory Warranty Deed as Grantor, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 2012.

[NOTARIAL SEAL]

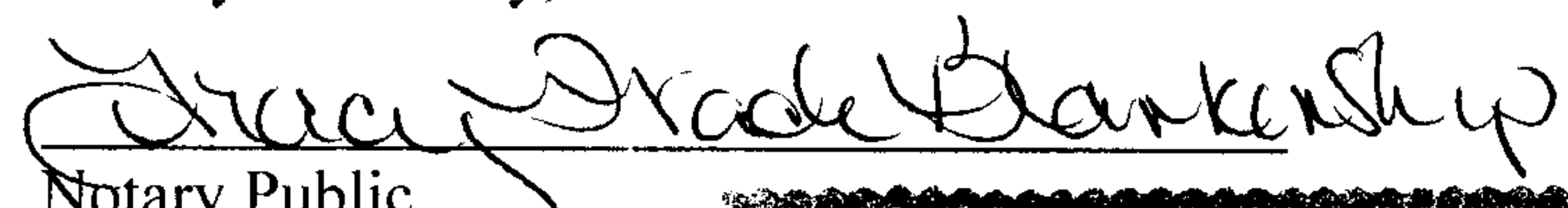
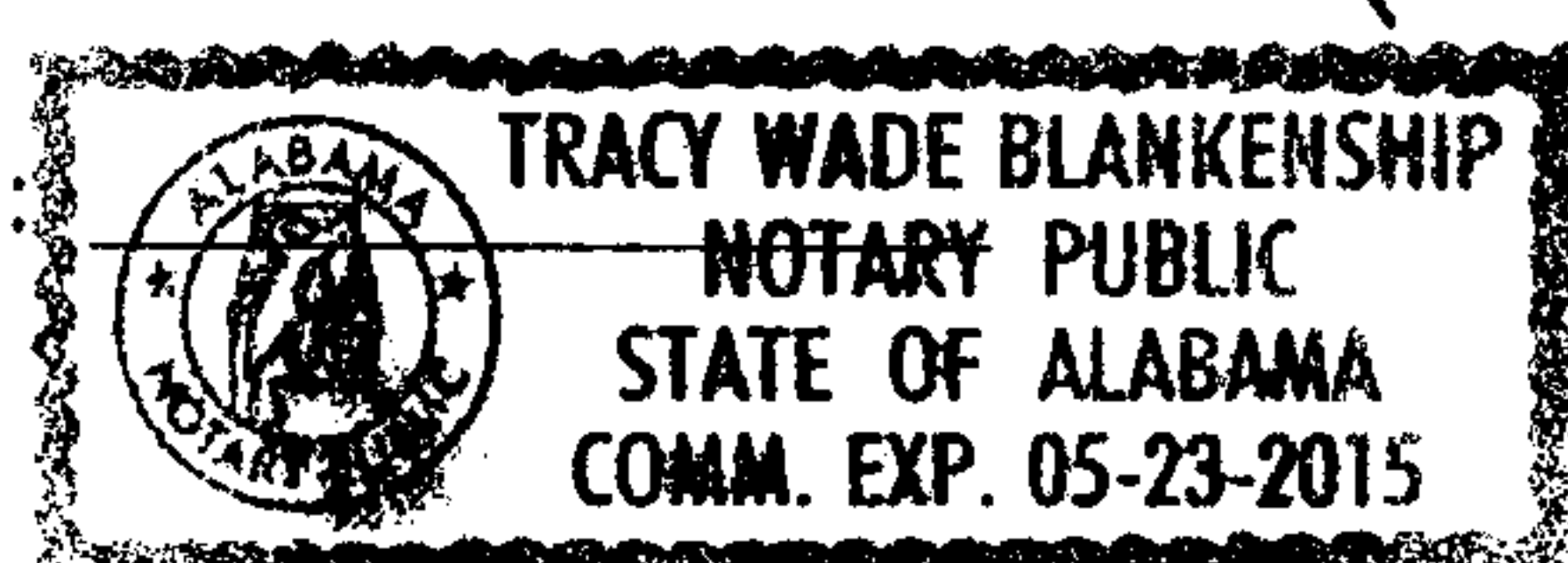

Notary Public
My Commission Expires


EXHIBIT A

DESCRIPTION OF THE PROPERTY

Tax Parcel No. 13-7-26-4-001-001.000

A part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 20 South, Range 3 West, being more particularly described as follows: Beginning at the Northwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section and run South along West line of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, 665.16 feet; thence turn an angle left of 88 deg. 50 min. 30 sec. and run East 530 feet, more or less, to centerline of Buck Creek; thence run Northwesterly along meanderings of said creek to the West line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, 285 feet, more or less to the point of beginning.

Tax Parcel No. 13-7-25-3-001-006.000

That part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 25, Township 20S, Range 3W lying west of L&N Railroad.

Tax Parcel No. 13-7-25-2-001-007.002

Begin at the intersection of the Southerly right-of-way line of Keystone Road and the Westerly right-of-way line of the L. & N. Railroad in the City of Pelham, Shelby County, Alabama; thence run in a Southerly direction along the Westerly right-of-way line of said L. & N. Railroad for a distance of 385.0 feet to the point of beginning of the tract herein described; thence continue in a Southerly direction along the Westerly right-of-way line of said L. & N. Railroad 600.0 feet to a point; thence run in a Westerly direction 240 feet, more or less, to a point which is 246.58 feet South of the Southerly right-of-way line of an existing county road and in the centerline of an existing gravel road; thence along the centerline of Said existing gravel road 2'16.58 feet to the intersection with the Southerly right-of-way line of an existing unnamed County road; thence along the most Southerly and Easterly right-of-way line of said County road 330.0 feet to a point; thence in an Easterly direction 15 feet more or less to the point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Teresa H. Cruges Grantee's Name Clay Montgomery Holland
 Mailing Address P.O. Box 1008, Alabaster, AL 35007 Mailing Address P.O. Box 1008

② Kymothy C. Holland
358 Oxford Way, Pelham, AL 35124

Alabaster, AL 35007

Property Address See Descriptions attached
to Statutory Warranty
Deed (3 parcels)

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 737,000 conveying 2/3 interest or value 493,790

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 Shelbyal.com Tax Assessment

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 8/24/12

Print _____

Unattested

Sign _____

(Verified by)

Howard W. Neiswender

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20120829000326220 4/4 \$515.00

Shelby Cnty Judge of Probate, AL

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