


THIS INSTRUMENT PREPARED BY:  
Kate H. Watkins  
BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043  
The preparer of this deed makes no certification as to title  
and has not examined the title to the property.

Send Tax Notice to Grantee.  
GRANTEE'S ADDRESS:  
Rowland R. Holcomb  
2199 Highway 36  
Chelsea, Alabama 35043+

STATE OF ALABAMA )  
SHELBY COUNTY ) **GENERAL WARRANTY DEED**

  
20121030000415650 1/7 \$43.00  
Shelby Cnty Judge of Probate, AL  
10/30/2012 09:26:19 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten Thousand and 00/100 (\$10,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Rowland R. Holcomb**, a single individual, **Charlie J. Holcomb**, a married individual, **David R. Holcomb**, a married individual, **Denise Ann Holcomb**, a single individual, and **Stephen R. Holcomb**, a single individual, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Rowland R. Holcomb**, (hereinafter referred to as GRANTEE) in fee simple the following described Real Estate, lying and being in the County of Jefferson, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

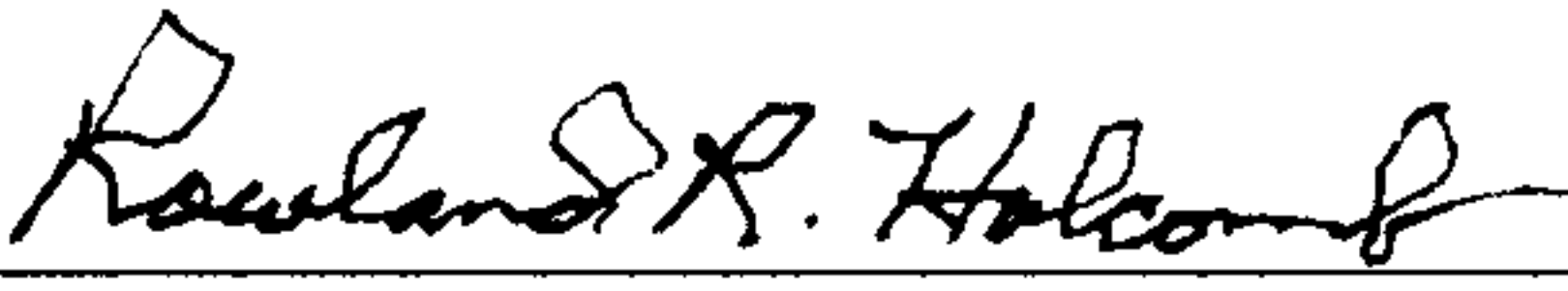
Subject property does not constitute the homestead of David R. Holcomb or his spouse, or Charlie J. Holcomb or his spouse, as defined by the Code of Alabama.

**Note: The preparer of this deed has not researched the title to subject property.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR, **Rowland R. Holcomb, Charlie J. Holcomb, David R. Holcomb, Denise Ann Holcomb and Stephen R. Holcomb**, have hereunto set their hands and seals this the 4<sup>th</sup> day of OCTOBER, 2012.

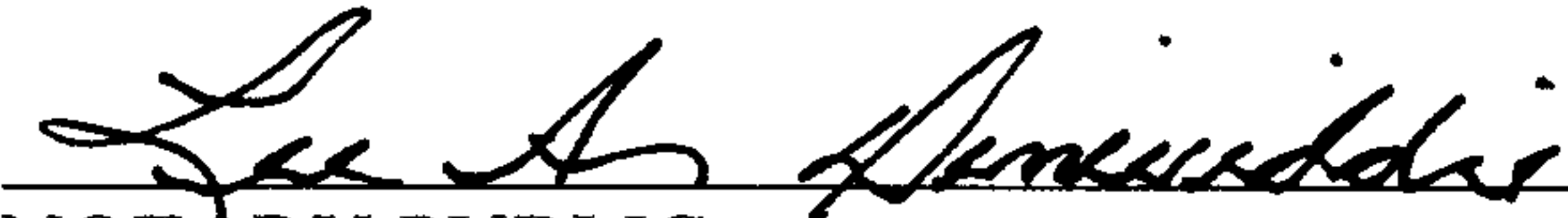
  
\_\_\_\_\_  
**Rowland R. Holcomb**

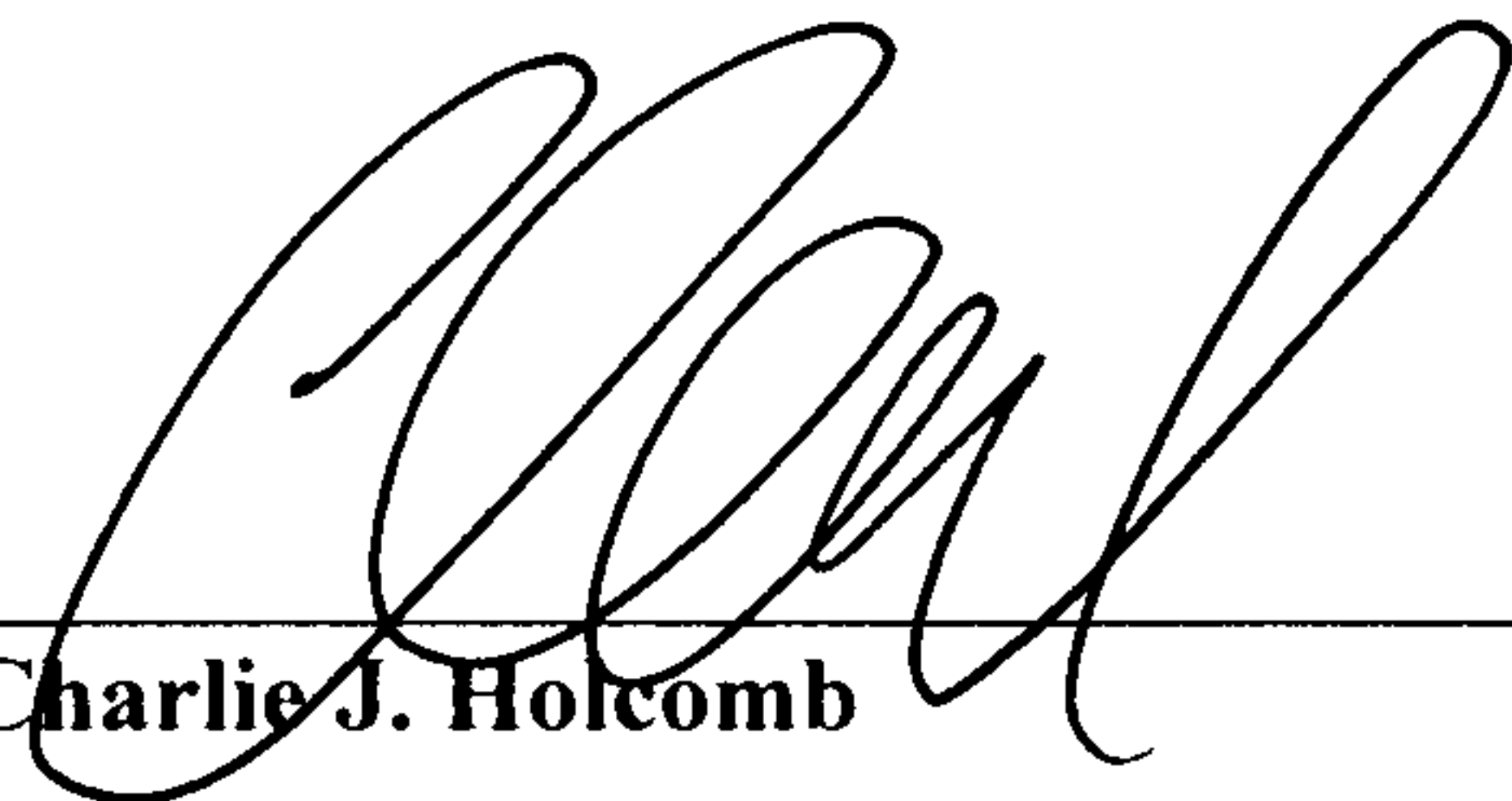
STATE OF ALABAMA )  
COUNTY OF SHELBY )

Shelby County, AL 10/30/2012  
State of Alabama  
Deed Tax:\$10.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Rowland R. Holcomb**, a single individual, whose name 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4<sup>th</sup> day of October, 2012.

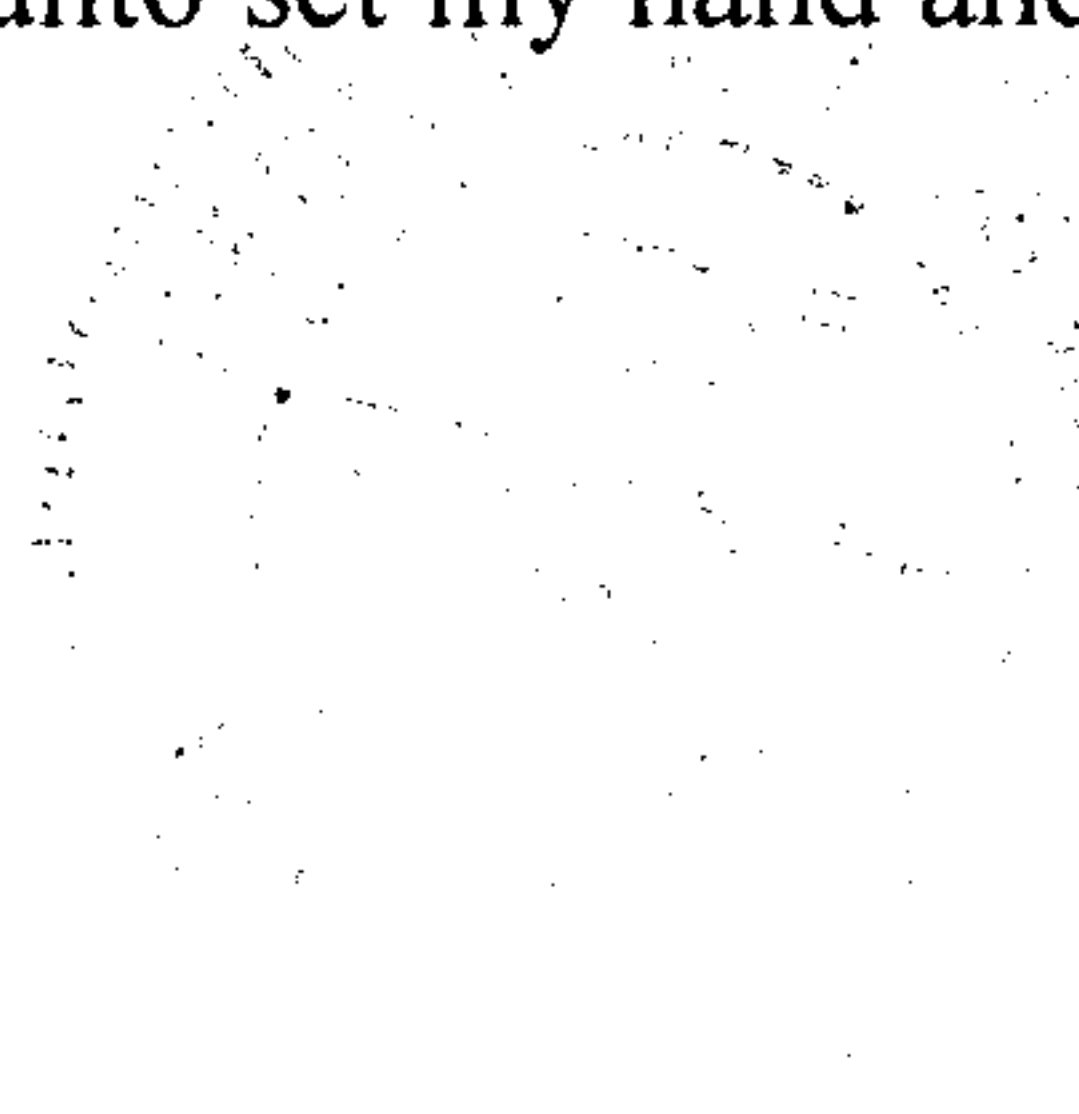
  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 9/11/16


  
\_\_\_\_\_  
Charlie J. Holcomb


STATE OF TENNESSEE   )  
COUNTY OF Knox   )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Charlie J. Holcomb**, a married individual, whose name 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25<sup>th</sup> day of October, 2012.



  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 03/08/2015

  
20121030000415650 2/7 \$43.00  
Shelby Cnty Judge of Probate, AL  
10/30/2012 09:26:19 AM FILED/CERT



  
David R. Holcomb

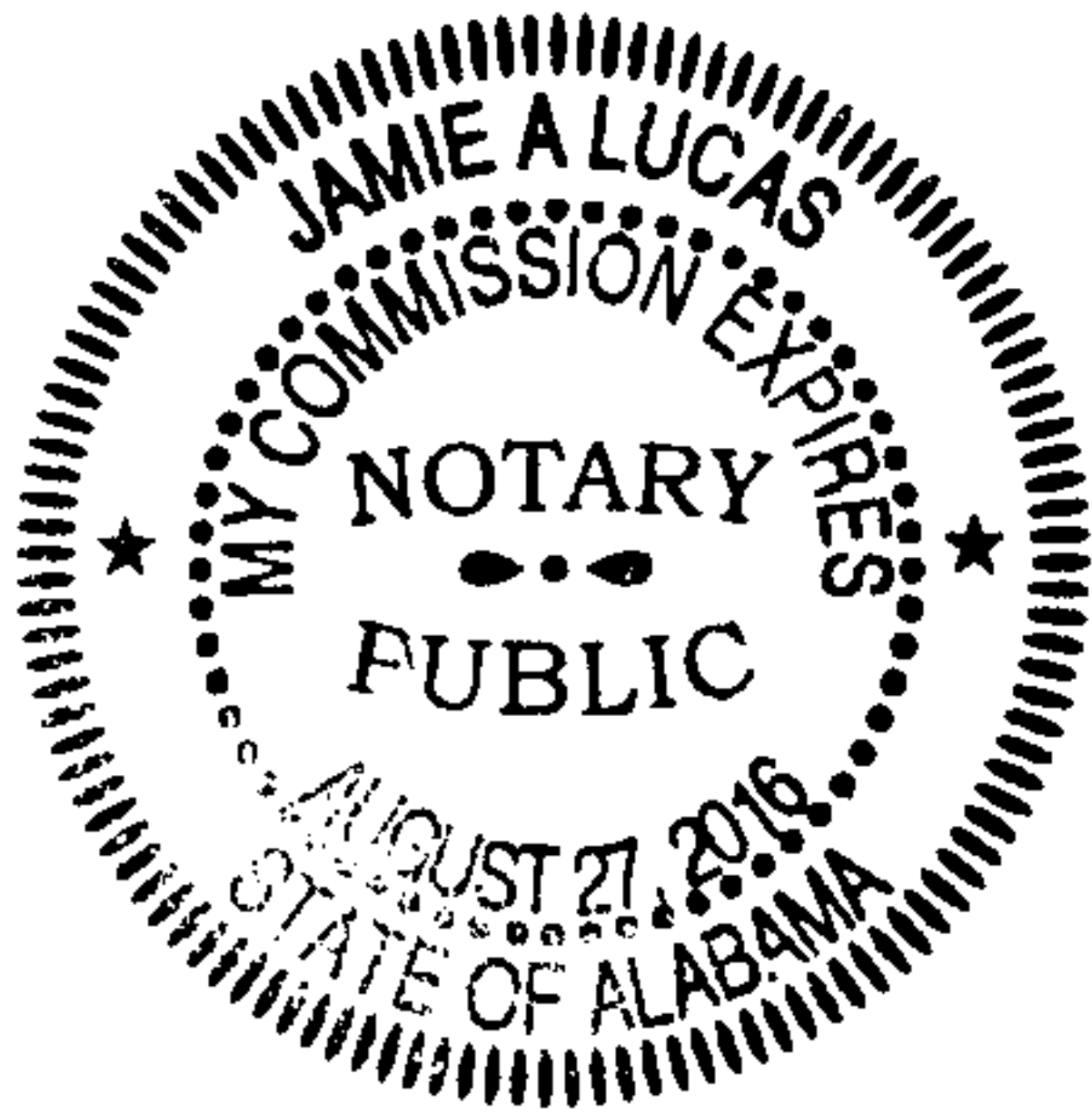
STATE OF ALABAMA   )  
COUNTY OF SHELBY   )


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **David R. Holcomb**, a married individual, whose name 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of October, 2012.

  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

JAMIE A. LUCAS  
My Commission Expires  
August 27, 2016



  
20121030000415650 3/7 \$43.00  
Shelby Cnty Judge of Probate, AL  
10/30/2012 09:26:19 AM FILED/CERT

*Denise Ann Holcomb*

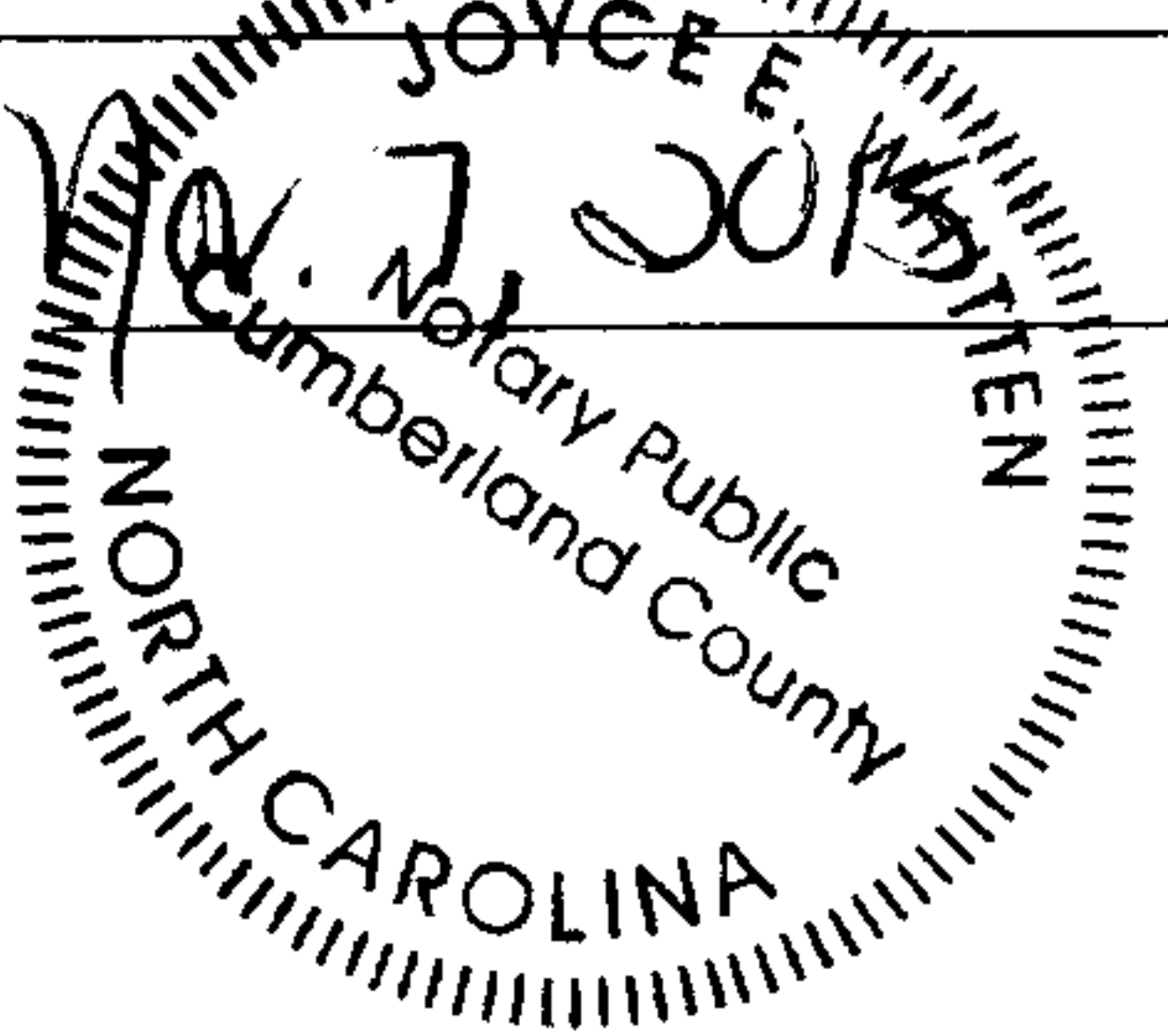
**Denise Ann Holcomb**

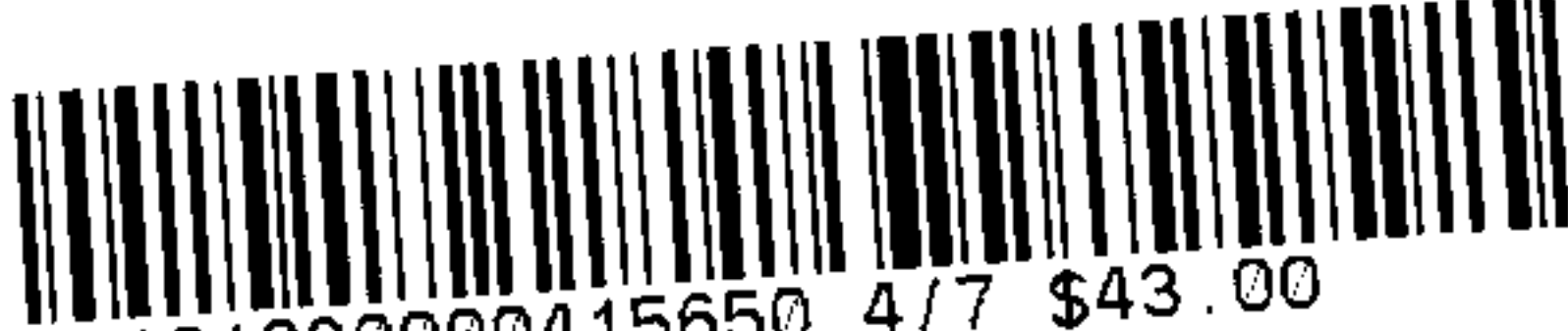
STATE OF NORTH CAROLINA   )  
COUNTY OF Cumberland   )

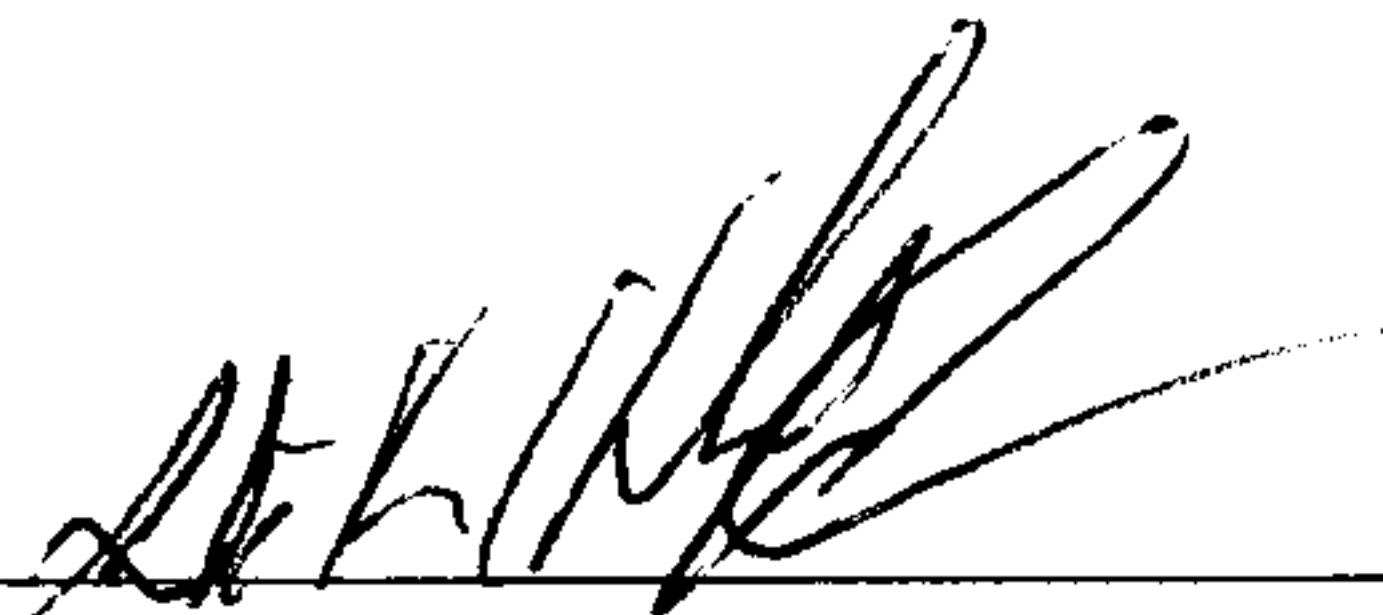
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Denise Ann. Holcomb**, a single individual, whose name is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10<sup>th</sup> day of October, 2012.

*Joyce E. Whitten*  
NOTARY PUBLIC  
My Commission Expires: Nov. 7, 2015




  
20121030000415650 4/7 \$43.00  
Shelby Cnty Judge of Probate, AL  
10/30/2012 09:26:19 AM FILED/CERT


  
\_\_\_\_\_  
Stephen R. Holcomb

STATE OF MAINE                    )  
COUNTY OF Somerset        )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Stephen R. Holcomb**, a single individual, whose name 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of October, 2012.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 11/9/2013

  
20121030000415650 5/7 \$43.00  
Shelby Cnty Judge of Probate, AL  
10/30/2012 09:26:19 AM FILED/CERT

**EXHIBIT A**  
**Legal Description**

The NE 1/4 of the SW 1/4 of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama.  
Minerals and mining rights excepted.

**Less and Except** that parcel of land conveyed to Jerry Maxwell Davis and wife, as recorded in Deed Book 243 page 182 in the Probate Office of Shelby County, Alabama.

**Also Less and Except a parcel of land described as follows:**

Commencing at the Northeast corner of the NE 1/4 of the SW 1/4 of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 89 deg. 59 min. 57 sec. West, along the North boundary line of said 1/4 1/4 Section for a distance of 183.79 feet for the point of beginning; thence continuing West along said line, a distance of 398.68 feet; thence South 70 deg. 42 min. 36 sec. West, a distance of 155.76 feet; thence North 59 deg. 02 min. 54 sec. West for a distance of 92.32 feet to the Southeasterly right of way line of Shelby County Road No. 36; thence South 64 deg. 04 min. 52 sec. West along said road right of way line for a distance of 100.00 feet; thence South 57 deg. 05 min. 10 sec. East a distance of 474.93 feet; thence North 90 deg. 00 min. 00 sec. East a distance of 316.12 feet; thence North 0 deg. 00 min. 07 sec. West a distance of 305.75 feet to the point of beginning; said described tract containing 3.65 acres, more or less.



20121030000415650 6/7 \$43.00  
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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 Rowland R Holcomb  
Mailing Address 2199 Hwy 36  
Chelsee, AL 35043

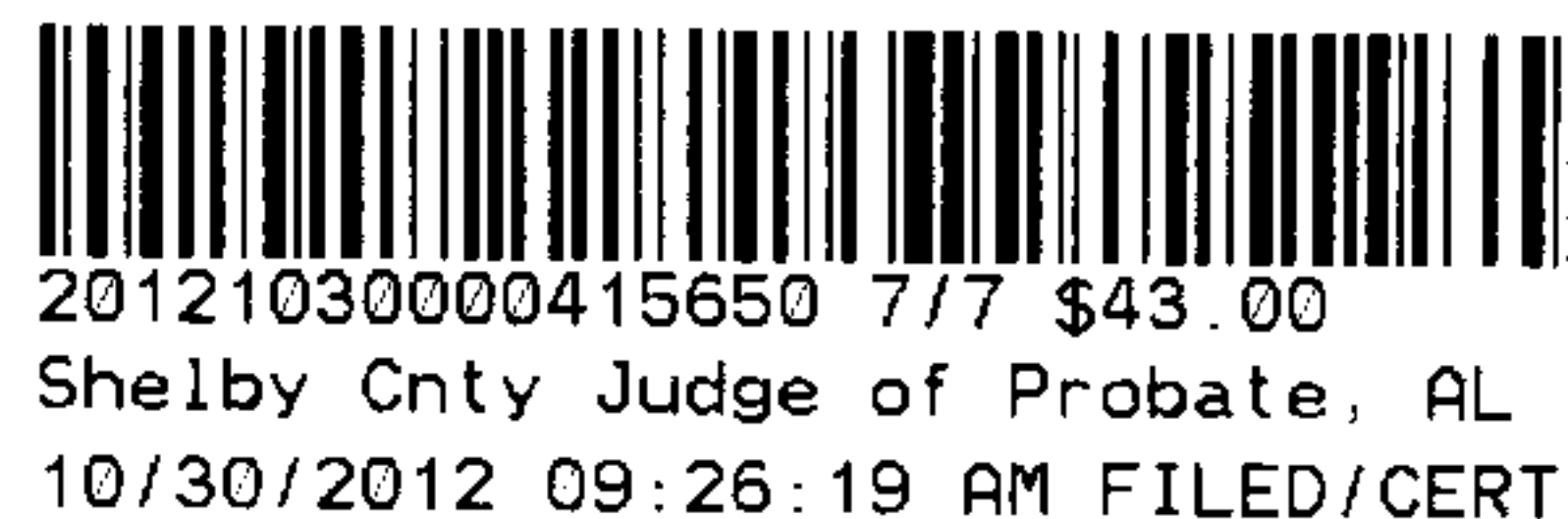
Grantee's Name Rowland R Holcomb  
Mailing Address 2199 Hwy 36  
Chelsee, AL 35043

Property Address 2199 Hwy 36  
Chelsee, AL 35043

Date of Sale 10/4/12  
Total Purchase Price \$ 10,000.00

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 to clear title + close estate

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 10/30/12

Print Dawn Rasco

☐ Unattested

(verified by)

Sign

Dawn Rasco

(Grantor/Grantee/Owner/Agent) circle one