

Send tax notice to:

WILBURN R. HOLBROOK

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2013146

WARRANTY DEED

\$180,000

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/00 Dollars (\$10.00) in hand paid to the undersigned, JOEL R. HOLBROOK, A SINGLE INDIVIDUAL, (hereinafter referred to as "Grantors") by WILBURN R. HOLBROOK and JONELL B. HOLBROOK, HUSBAND AND WIFE, AND JOEL R. HOLBROOK (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:


1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE SURVEY. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
4. EASEMENTS, OR CLAIMS OF EASEMENTS NOT SHOWN BY PUBLIC RECORDS
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
6. ANY PRIOR RESERVATION OR CONVEYANCE, TOGETHER WITH RELEASE OF DAMAGES OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING, BUT NOT LIMITED TO OIL, GAS, SAND AND GRAVEL IN, ON OR UNDER SUBJECT PROPERTY.
7. LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY LING WITHIN THE ROAD RIGHT OF WAY.
8. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN INSTRUMENT NO. 20070517000230820.

\$117,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR AS DEFINED BY THE CODE OF ALABAMA.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

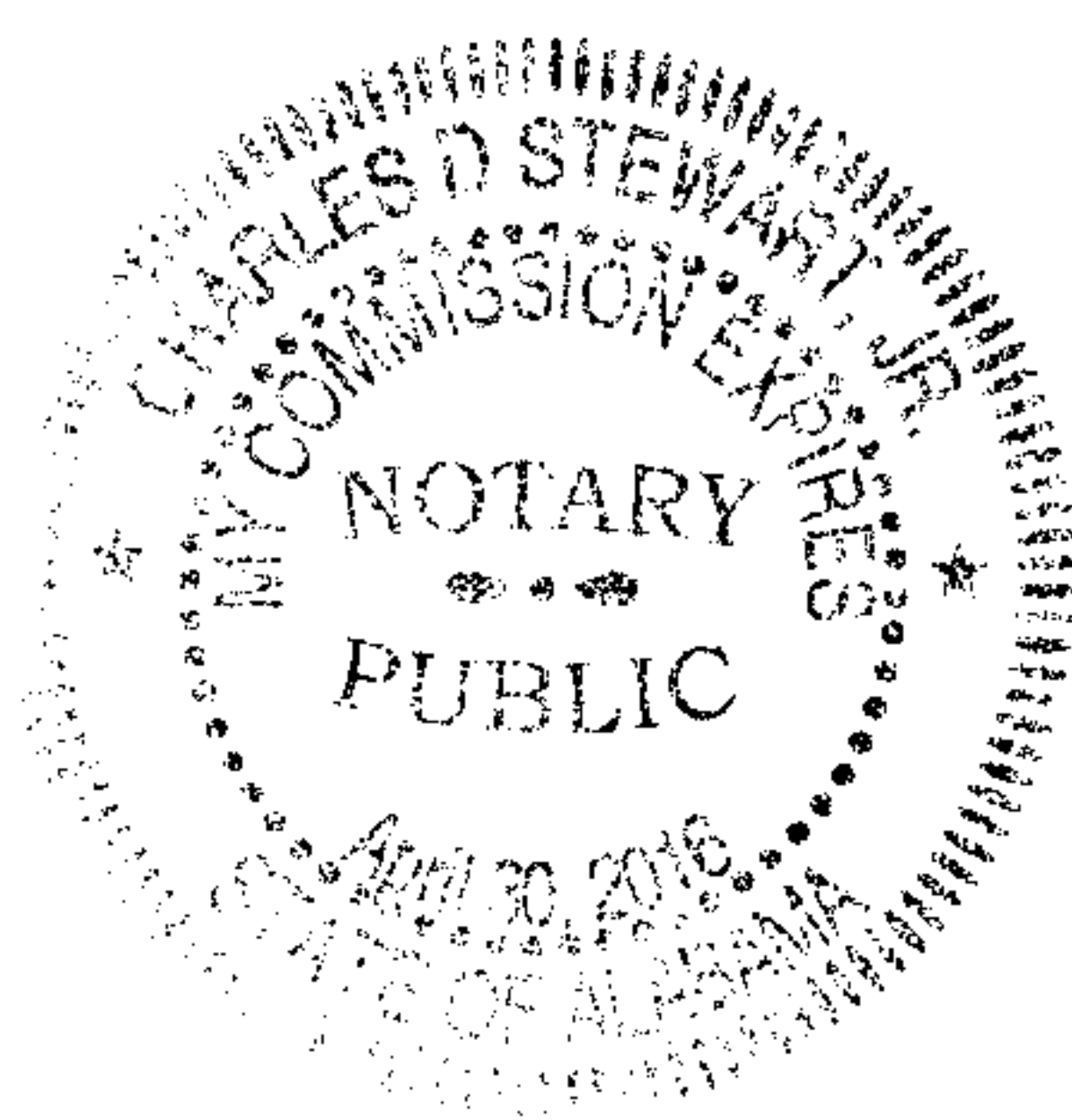
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 9th day of April, 2013.


JOEL R. HOLBROOK

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOEL R. HOLBROOK, 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of April, 2013.




Notary Public

Print Name:

Commission Expires:

Charles D. Stewart Jr
8-30-16



20130506000184610 2/4 \$83.50
Shelby Cnty Judge of Probate, AL
05/06/2013 12:22:23 PM FILED/CERT

EXHIBIT "A"

Commencing at a 1/2 inch crimped iron at a fence corner and the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama; thence South 89 degrees 47 minutes 42 seconds East along a fence line a distance of 528.21 feet to a 3/4 inch pipe; thence South 00 degrees 52 minutes 49 seconds East along a Possession Line established jointly in the 1970's and marked with a line of posts along a woods line a distance of 695.81 feet to the point of beginning of property herein described; thence continue along said possession line South 00 degrees 52 minutes 49 seconds East a distance of 176.02 feet to a 3/4 inch pipe at the West end of a wire fence and the end of said possession line; thence South 18 degrees 17 minutes 23 seconds East a distance of 217.79 feet to an iron on the Northerly boundary of Shelby County Hwy. #470, being the Southeast corner of the Deed Tract; thence Southwesterly along said Hwy. the following courses; thence South 81 degrees 07 minutes 39 seconds West a distance of 195.46 feet to a capped iron CA#0826; thence South 77 degrees 58 minutes 06 seconds West a distance of 83.70 feet to a capped iron CA#0826; thence South 74 degrees 58 minutes 57 seconds West a distance of 66.53 feet to a capped iron CA#0826; thence leaving said road North 18 degrees 37 minutes 01 seconds West a distance of 139.94 feet to a capped iron CA#0826; thence North 06 degrees 32 minutes 42 seconds West a distance of 214.97 feet to a capped iron CA#0826; thence North 73 degrees 15 minutes 57 seconds East a distance of 352.28 feet to the point of beginning; lying and being in the Northwest Quarter of the Southwest Quarter of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama.



20130506000184610 3/4 \$83.50
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1/3 Value of property

Real Estate Sales Validation Form

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

Grantor's Name Joel R. Holbrook
Mailing Address 816 N. Main St. Dr.
Bham, AL 35242

Grantee's Name Joel R. Holbrook
Mailing Address Wilburn R. Holbrook
Jonell B. Holbrook
230 Hwy 470
Leeds AL 35094

Property Address 230 Hwy 470
Leeds AL 35094

Date of Sale 4-9-13
Total Purchase Price \$ 180,000

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 - 180,000
☐ 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 4-9-13

Print Joel R. Holbrook

Unattested _____

Sign Joel R. Holbrook

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

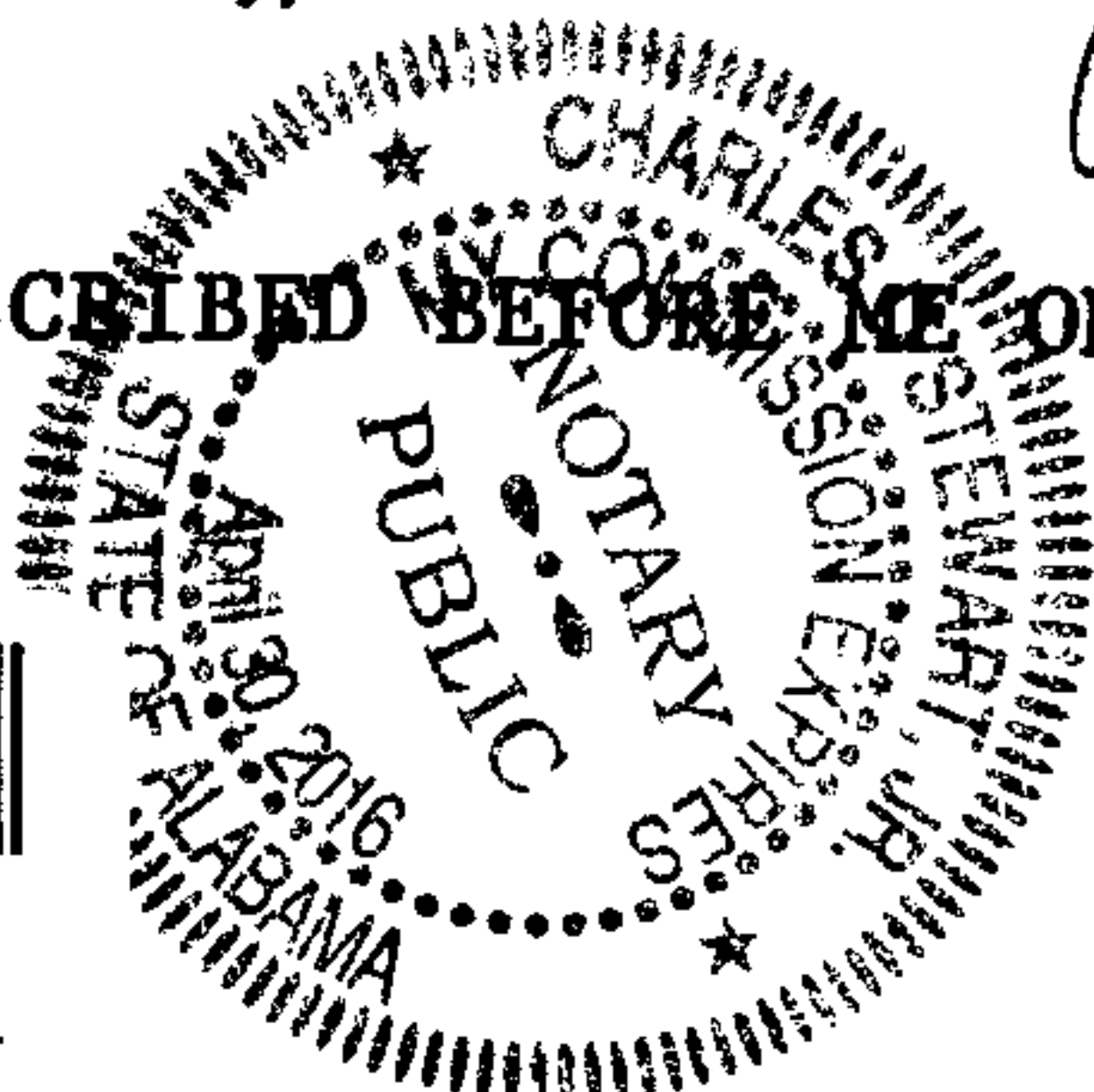
STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 9 DAY OF April,
2012.

COUNTY OF SHELBY



20130506000184610 4/4 \$83.50
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NOTARY PUBLIC