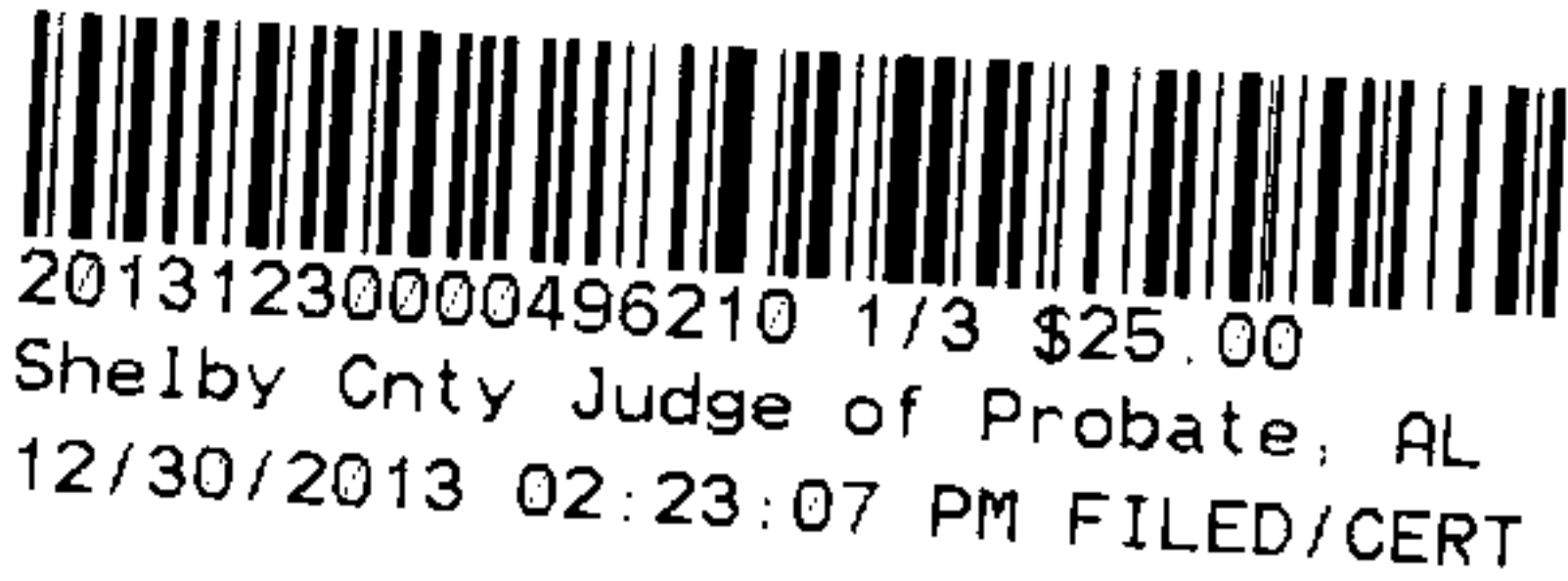


This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Van E. Holcombe
20 Nolan Street
Birmingham, AL 35242

WARRANTY DEED



STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of FIVE THOUSAND DOLLARS AND ZERO CENTS (\$5000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Bobby E. Holcombe and wife, Betty H. Holcombe (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Van E. Holcombe (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way, and permits of record.



\$ 0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 23rd day of December, 2013.

_____ (SEAL)	 (SEAL)
_____ (SEAL)	 (SEAL)
_____ (SEAL)	_____ (SEAL)
	_____ (SEAL)

STATE OF ALABAMA

} General Acknowledgment

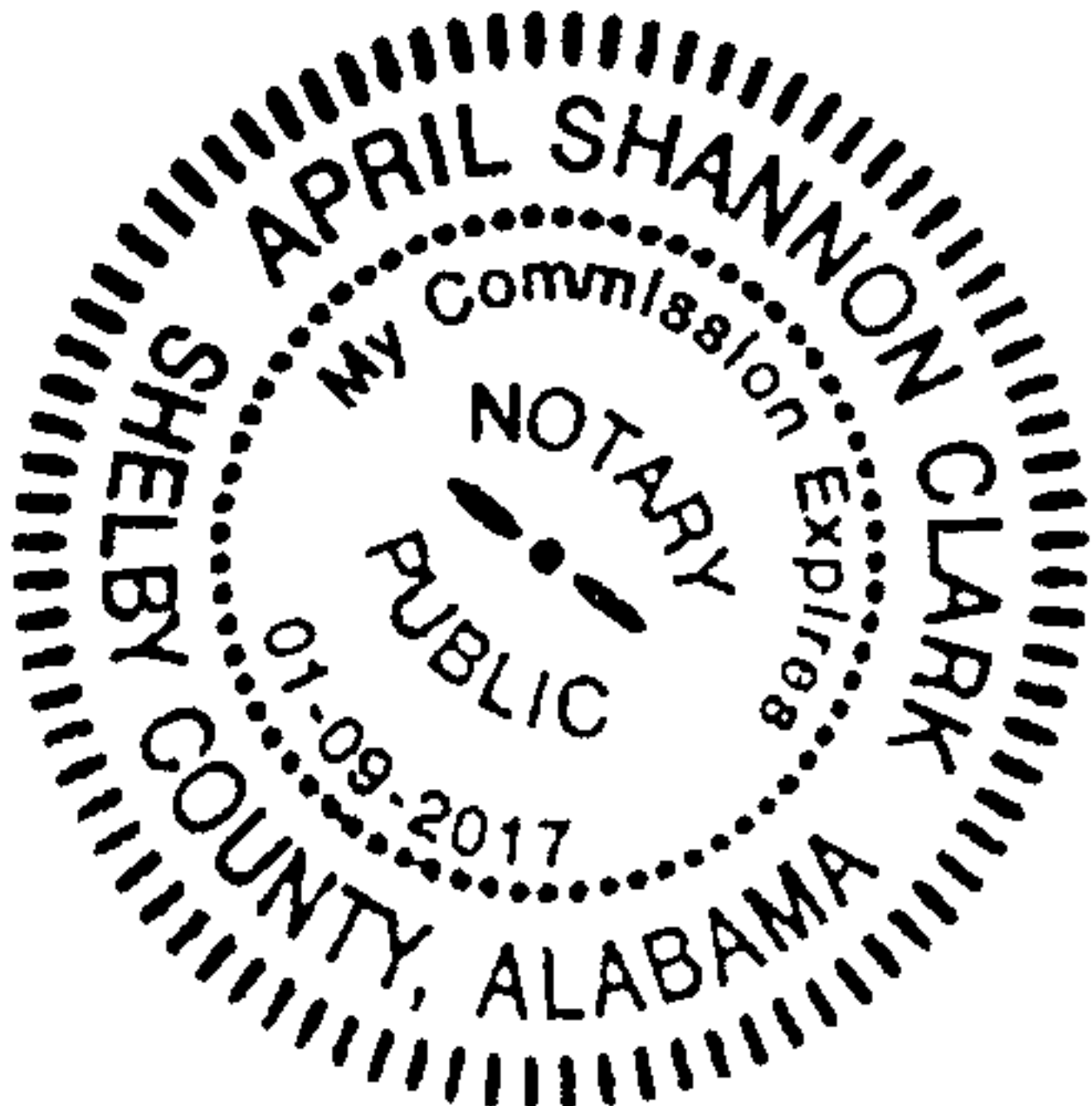
SHELBY COUNTY

I, a Notary Public in and for the said County, in said State, hereby certify that Bobby E. Holcombe and Betty H. Holcombe 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 23rd day of December, 2013.

My Commission Expires: 1-9-2017


Notary Public



Shelby County, AL 12/30/2013
State of Alabama
Deed Tax: \$5.00

EXHIBIT A

Commence at the NW Corner of Section 5, Township 22 South, Range 1 West,. Shelby County, Alabama; thence N90°00'00"E, a distance of 686.94'; thence S00°00'00"E, a distance of 1921.66'; thence S57°10'49"E, a distance of 246.82'; thence S62°15'17"E, a distance of 234.08'; thence N77°24'51"E, a distance of 59.15'; thence N86°09'56"E, a distance of 99.45'; thence S62°54'45"E, a distance of 28.79'; thence S22°38'03"E, a distance of 399.32'; thence S54°05'08"W, a distance of 152.55'; thence S36°28'58"E, a distance of 215.98' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 608.75'; thence S74°40'16"W, a distance of 859.14'; thence S72°53'04"W, a distance of 1236.85'; thence S50°21'32"E, a distance of 60.85'; thence S59°31'48"E, a distance of 451.04'; thence S74°45'28"E, a distance of 140.31'; thence N69°39'39"E, a distance of 375.72'; thence S82°40'07"E, a distance of 245.49'; thence S62°58'00"E, a distance of 364.46'; thence S79°40'59"E, a distance of 428.03'; thence S59°56'10"E, a distance of 125.27'; thence S41°35'48"E, a distance of 90.78'; thence S53°02'52"E, a distance of 291.32'; thence N50°53'36"E, a distance of 38.77'; thence N43°49'58"W, a distance of 325.74'; thence N22°52'56"E, a distance of 133.17'; thence N03°10'24"W, a distance of 121.05'; thence N37°33'52"W, a distance of 128.79'; thence N03°08'38"E, a distance of 110.92'; thence N22°11'42"E, a distance of 64.87'; thence N13°28'50"W, a distance of 290.16'; thence N09°15'03"E, a distance of 118.11'; thence N36°59'41"E, a distance of 82.57'; thence N03°12'58"W, a distance of 114.48'; thence N50°57'02"W, a distance of 130.95'; thence N18°37'51"W, a distance of 64.78'; thence N03°26'10"E, a distance of 405.41'; thence N22°48'05"E, a distance of 150.91'; thence N02°43'41"W, a distance of 852.44'; thence S52°41'18"W, a distance of 654.67'; thence S22°47'27"E, a distance of 390.78'; thence S49°46'01"E, a distance of 40.15'; thence S40°20'16"E, a distance of 41.80'; thence S25°29'36"E, a distance of 38.46'; thence S10°43'43"E, a distance of 42.84'; thence S04°35'03"E, a distance of 100.63'; thence S56°18'31"W, a distance of 122.99' to the POINT OF BEGINNING.

ALSO AND INCLUDING a Ingress/Egress, Utility and Drainage Easement, as recorded in Inst. #20110822000246560 in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the NW Corner of Section 5, Township 22 South, Range 1 West,. Shelby County, Alabama; thence N90°00'00"E, a distance of 686.94'; thence S00°00'00"E, a distance of 1921.66' to the POINT OF BEGINNING OF SAID EASEMENT; thence S57°10'49"E, a distance of 246.82'; thence S62°15'17"E, a distance of 234.08'; thence N77°24'51"E, a distance of 59.15'; thence N86°09'56"E, a distance of 99.45'; thence S62°54'45"E, a distance of 28.79'; thence N67°12'33"E, a distance of 30.00'; thence N22°47'27"W, a distance of 46.97'; thence S78°20'04"W, a distance of 159.58'; thence N89°34'11"W, a distance of 28.41'; thence N62°15'09"W, a distance of 218.22'; thence N57°10'41"W, a distance of 245.87'; thence S46°01'34"W, a distance of 30.85' to the POINT OF BEGINNING OF SAID EASEMENT.

20131230000496210 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
12/30/2013 02:23:07 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Bobby Holcombe
Mailing Address 16780 Hwy 25
Columbiana AL
35051

Grantee's Name Van Holcombe
Mailing Address 20 Nolan St
Birmingham AL
35242

Property Address Vacant Land
Hwy 25 S

Date of Sale 12-23-13
Total Purchase Price \$ 5000.00
Or
Actual Value \$
Or
Assessors 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
Estimated price of small parcel
from large parcel

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 23 Dec 13

Unattested
(verified by)

Print Mike T. Atchison
Sign Mike J. Atchison
(Grantor/Grantee/Owner/Agent) circle one

