

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney at Law
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Cecilia Nicole Vernon
(Address) 419 Wooten Rd.
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Thousand and 00/100s (\$10,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, We,

Valerie Hogan, Gary Layne, Vicki Brown, David Layne, and Cecilia Nicole Vernon, individually and as personal representative of the Estate of Beverly M. Holsomback, deceased, whose estate is pending in the Probate Court of Shelby County, Alabama, Case Number PR-2014-000007

(herein referred to as grantors) do grant, bargain, sell and convey unto

Cecilia Nicole Vernon

(herein referred to as **GRANTEE**) the following described real estate situated in SHELBY County, Alabama to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference for legal description.

This Deed prepared without benefit of title abstract or examination at grantee's and grantors' request.

This Deed prepared without benefit of a survey at grantee's and grantors' request.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.

Subject to applicable zoning and subdivision regulations, if any.

Valerie Hogan is the granddaughter and heir-at-law of Beverly M. Holsomback, deceased, whose Probate Estate is pending in the Probate Court of Shelby County, Alabama, Case Number PR-2014-000007.

Gary Layne is the grandson and heir-at-law of Beverly M. Holsomback, deceased, whose Probate Estate is pending in the Probate Court of Shelby County, Alabama, Case Number PR-2014-000007.

Vicki Brown is the daughter and heir-at-law of Beverly M. Holsomback, deceased, whose probate estate is pending in the Probate Court of Shelby County, Alabama, Case Number PR-2014-000007.

David Layne is the son and heir-at-law of Beverly M. Holsomback, deceased, whose probate estate is pending in the Probate Court of Shelby County, Alabama, Case Number PR-2014-000007.

Cecilia Nicole Vernon is the daughter and heir-at-law of Beverly M. Holsomback, deceased, whose probate estate is pending in the Probate Court of Shelby County, Alabama, Case Number PR-2014-000007.

None of the herein conveyed property constitutes any of the homestead property of either of the grantors.


Beverly Holsomback was the sole surviving grantee of that certain deed from John L. Roper and Teresa D. Roper to James C. Holsomback and Beverly Holsomback, recorded in Instrument Number 1993-12507 in the Office of the Probate Judge of Shelby County, Alabama, James C. Holsomback having died on September 3, 2010. Beverly Holsomback died November 1, 2013.

Valerie Hogan, Gary Layne, Vicki Brown, David Layne, and Cecilia Nicole Vernon are the sole heirs-at-law of Beverly M. Holsomback and James Cecil Holsomback.

TO HAVE AND TO HOLD, To the said **GRANTEE**, his, her or their heirs, or its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are

Shelby County, AL 09/05/2014
State of Alabama
Deed Tax: \$10.00


20140905000279430 1/5 \$40.00
Shelby Cnty Judge of Probate, AL
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free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 2nd day of September, 2014.

WITNESS

Vicki Brown (Seal) Gary Layne (Seal)

Paul L. Lipp (Seal) Valerie Hogan (Seal)

Cecilia Nicole Vernon (Seal) _____ (Seal)

Cecilia Nicole Vernon, Individually and as Personal
Representative of the Estate of Beverly M. Holsomback,
deceased, Shelby County, Alabama Probate Court
Case No. PR-2014-000007

STATE OF ALABAMA
_____ COUNTY

I, Patsy J. Neely, a Notary Public in and for said County, in said State, hereby certify that Vicki Brown, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of August, 2014.

MY COMMISSION EXPIRES SEPTEMBER 10, 2016

My Commission Expires:

Patsy J. Neely
Notary Public

STATE OF ALABAMA
Calhoun COUNTY

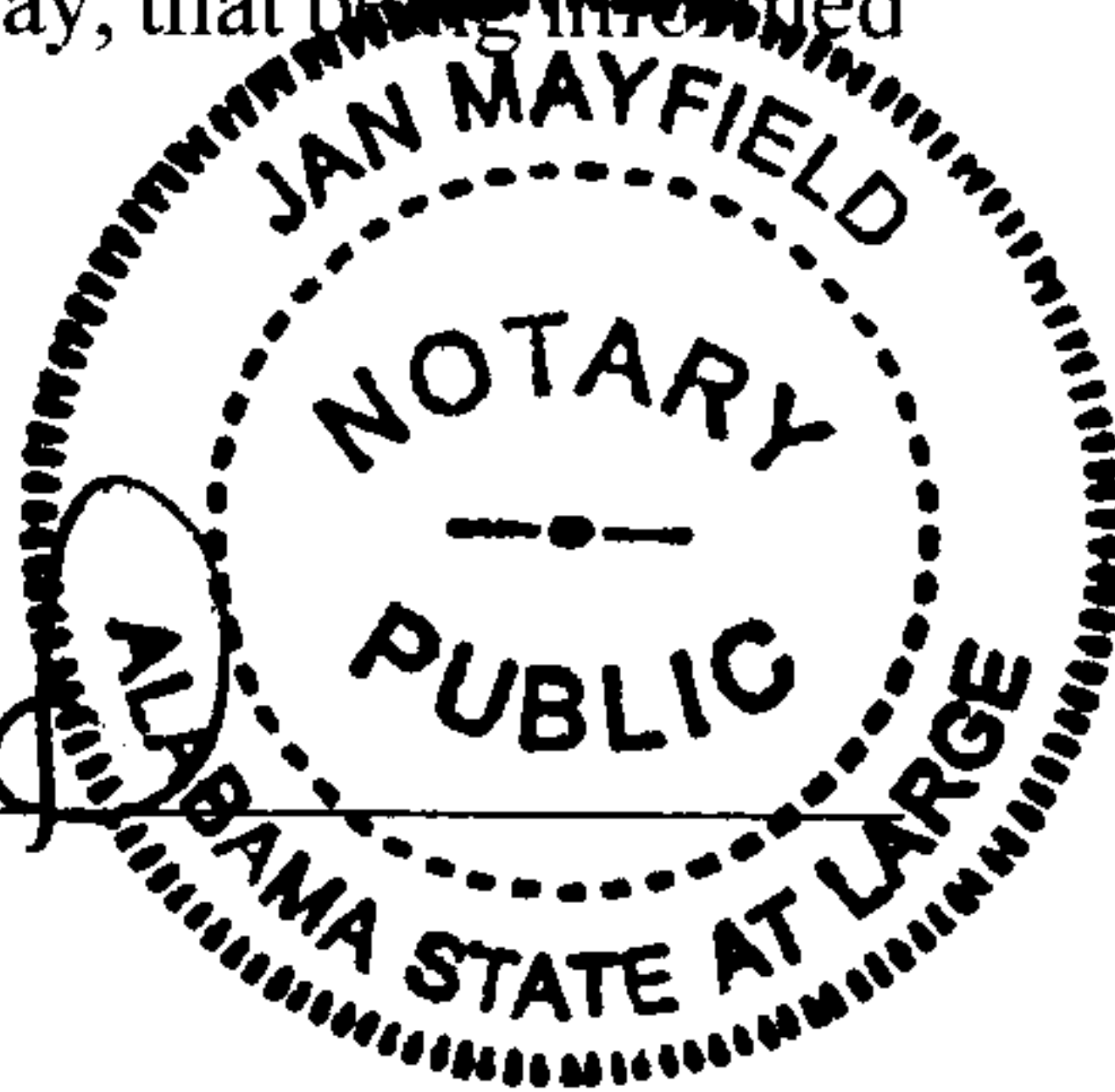
I, Jan Mayfield, a Notary Public in and for said County, in said State, hereby certify that Gary Layne, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of September, 2014.

My Commission Expires
December 29, 2017

My Commission Expires:

Jan Mayfield
Notary Public



STATE OF ALABAMA
SHELBY COUNTY

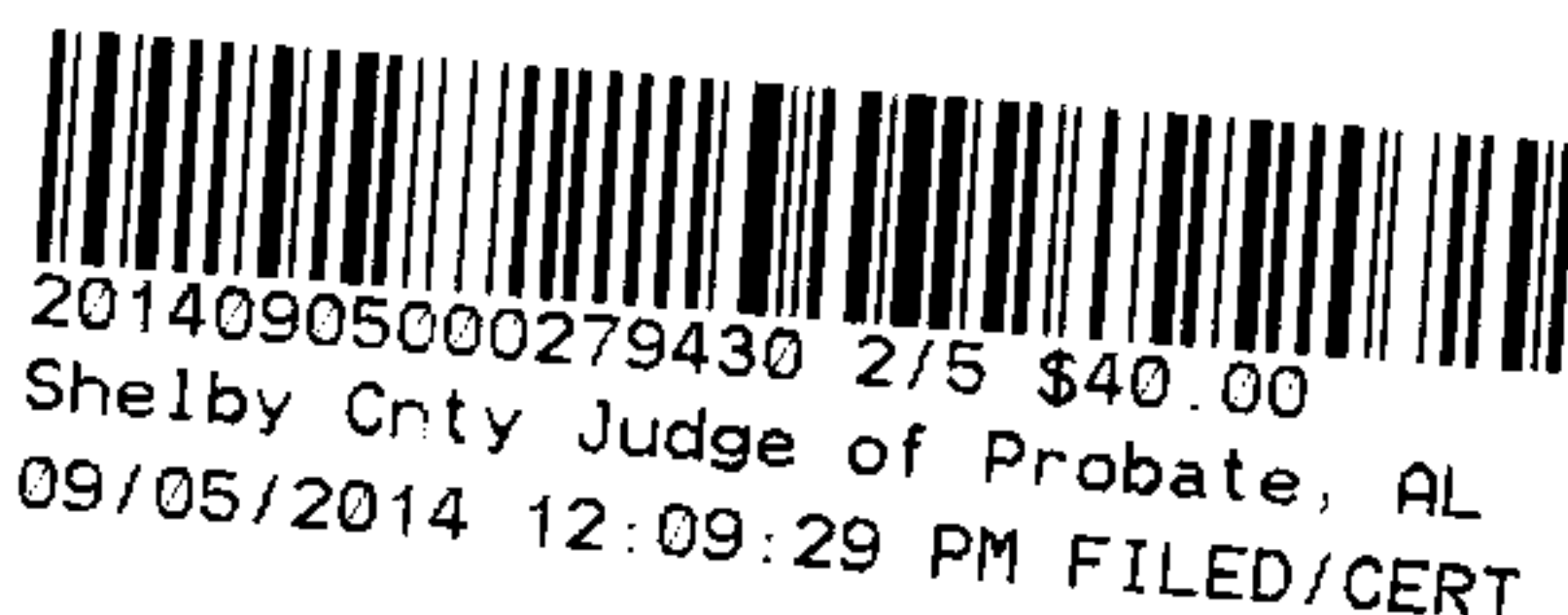
I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that David Layne, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August, 2014.

Laurie A. Walden
My Commission Expires:

My Commission Expires: July 8, 2017

Laurie A. Walden
Notary Public



STATE OF FLORIDA
Volusia COUNTY

I, Adrienne Strickland a Notary Public in and for said County, in said State, hereby certify that Valerie Hogan, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of August, 2014. Adrienne Strickland

My Commission Expires: March 26, 2017

Notary Public
ADRIENNE STRICKLAND
Notary Public - State of Florida
My Comm. Expires Mar 26, 2017
Commission # FF 002125

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Cecilia Nicole Vernon, Individually and as Personal Representative of the Estate of Beverly M. Holsomback, deceased, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August, 2014.

Laurie A. Walden
My Commission Expires:
July 8, 2017
My Commission Expires:

Laurie A. Walden
Notary Public



20140905000279430 3/5 \$40.00
Shelby Cnty Judge of Probate: AL
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Exhibit "A"

A parcel of land described as follows: Commence at the Northeast corner of the SE 1/4 of the NE 1/4, Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence Southerly along the East line of said 1/4 1/4 a distance of 379.91 feet to the point of beginning of the property being described; thence run North 88 deg. 19 min. 46 sec. West a distance of 521.31 feet to a point; thence run South 1 deg. 40 min. 14 sec. West a distance of 150.00 feet to a point; thence run South 88 deg. 19 min. 46 sec. East a distance of 525.31 feet to a point on the East line of said 1/4 1/4 Section; thence North 0 deg. 08 min. 33 sec. East along said East line of said 1/4 1/4 a distance of 150.05 feet to the point of beginning; being situated in Shelby County, Alabama. NOTE: This being Parcel No. 3 of the survey by Joseph E. Conn, Jr., Al reg. No. 9049, known as the Bailey Boundary survey, File No. 12231, Survconn Engineers of Pelham, Alabama.

ALSO:

A right of way, 20 feet wide, which said right of way extends from the cul-de-sac, or end, of that paved public road, otherwise known as Shelby County Highway #257, and runs along an existing gravel drive in a Northeasterly direction to a point on the Southerly boundary of that property to be conveyed to John L. Roper and wife, Teresa Darlene Roper, which said property is described by commencing at the Northeast corner of the S.E. 1/4 of the N.E. 1/4, Section 23, T.S. 21S, R3W, Shelby County, Alabama and run thence Southerly along the East line of said quarter-quarter a distance of 379.91' to the point of beginning of the property, Parcel No. 3, being described, thence run N 88 deg. 19' 46" W a distance of 521.31' to a point, thence run South 1 deg. 40' 14" W a distance of 150.00' to a point, thence run South 88 deg. 19' 46" E a distance of 525.31' to a point on the East line of said quarter-quarter, thence run N 0 deg. 08' 33" E along said East line of said quarter-quarter a distance of 150.05' to the point of beginning, containing 1.80 acres and marked on each corner with steel pins as shown on the plat, according to a survey performed by Joseph E. Conn, Jr., dated the 11th day of August, 1987.



20140905000279430 4/5 \$40.00
Shelby Cnty Judge of Probate, AL
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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
Mailing Address

Estate of Beverly Holcomb
407 WOOTEN ROAD
ATLANTA, AL 35007

Grantee's Name
Mailing Address

Nicole Vernon
407 WOOTEN ROAD
ATLANTA, AL 35007

Property Address

407 WOOTEN ROAD
ATLANTA, AL 35007

Date of Sale

Total Purchase Price \$ 10,000

or

Actual Value

\$

or

Assessor's Market Value \$



20140905000279430 5/5 \$40.00
Shelby Cnty Judge of Probate, AL
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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

9/5/14

Print

Nicole Vernon

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one