

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 any of the grantors.

Beverly M. Holsomback was the sole surviving grantee of that certain deed from William T. Bailey and wife, Bobbie J. Bailey to James Cecil Holsomback and Beverly M. Holsomback, recorded in Book 393 at Page 546 in the Office of the Probate Judge of Shelby County, Alabama, James Cecil Holsomback having died on September 3, 2010. Beverly M. 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


20140905000279440 1/5 \$40.00
Shelby Cnty Judge of Probate, AL
09/05/2014 12:09:30 PM FILED/CERT

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

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 Brown (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
Etowah 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

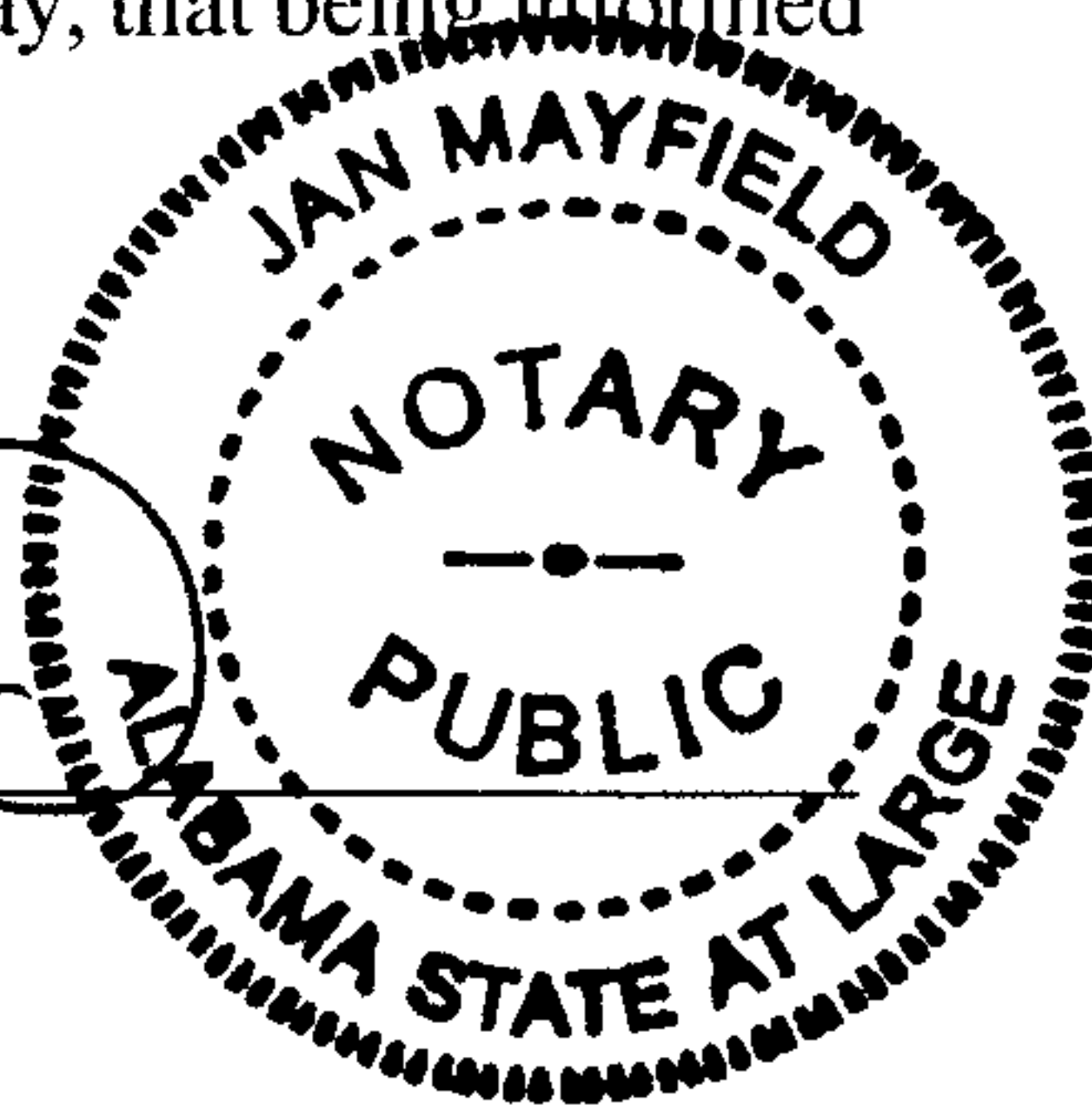
I, Jan Mayfield, a Notary Public in and for said County, in said State, hereby certify that **Gary Layne**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily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

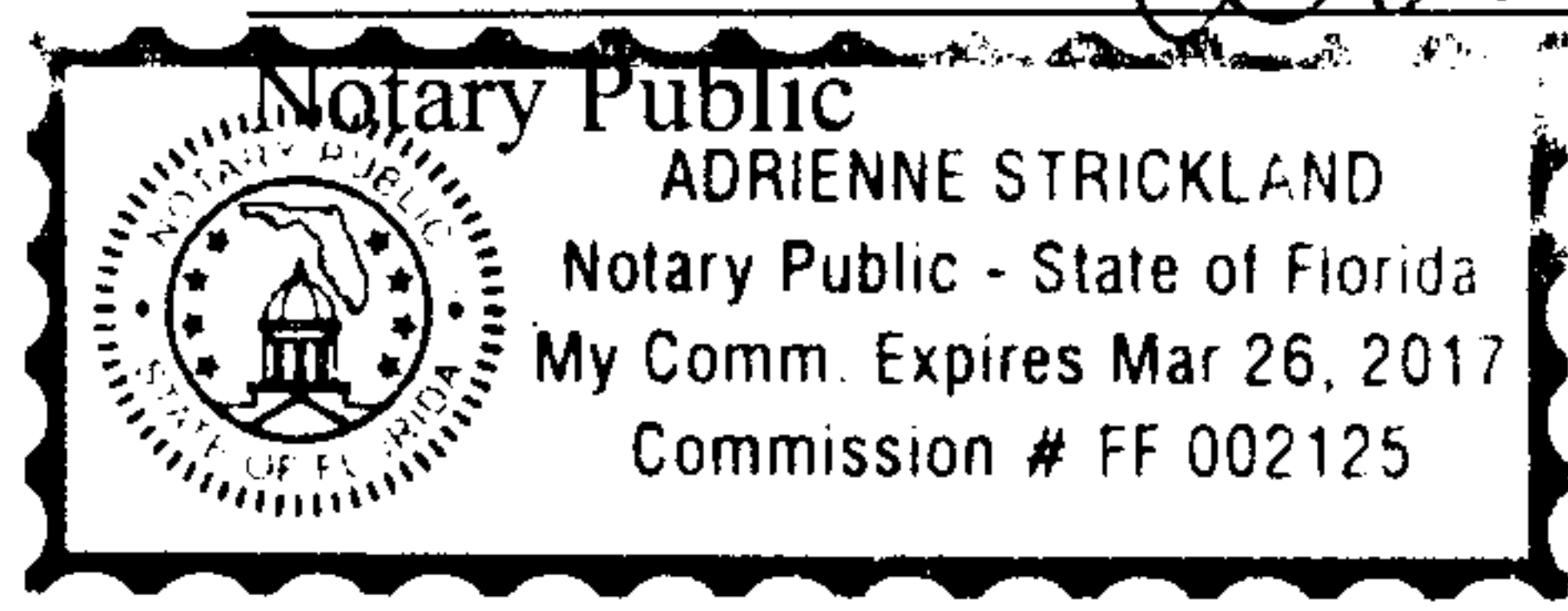
Laurie A. Walden
Notary Public

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



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

[Signature]
Notary Public

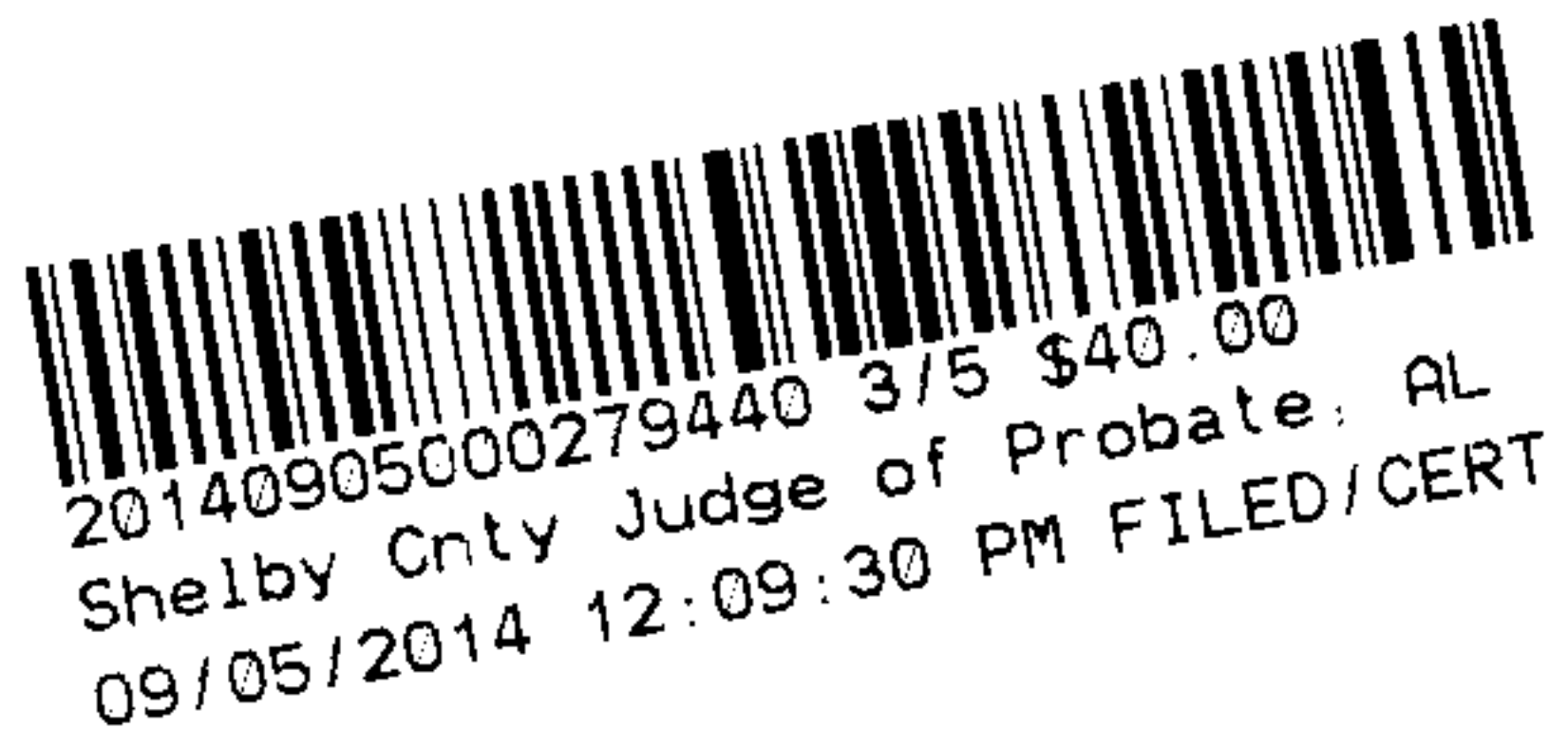



Exhibit "A"

Commence at the Northwest corner of the $SE\frac{1}{4}$ of $NE\frac{1}{4}$ of Section 23, Township 21, Range 3 West and run thence East along the North line of said $\frac{1}{4}-\frac{1}{4}$ a distance of 175 feet to point of beginning of the parcel herein conveyed. Thence continue East along said $\frac{1}{4}-\frac{1}{4}$ line a distance of 1145 feet to the Northeast corner of said $\frac{1}{4}-\frac{1}{4}$, thence South along the East line of said $\frac{1}{4}-\frac{1}{4}$ a distance of 380 feet, thence run West and parallel with the North line of said $\frac{1}{4}-\frac{1}{4}$ a distance of 1145 feet, thence run North and parallel with the East line of said $\frac{1}{4}-\frac{1}{4}$ a distance of 380 feet to the point of beginning.


20140905000279440 4/5 \$40.00
Shelby Cnty Judge of Probate, AL
09/05/2014 12:09:30 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 Estate of Beverly Holsumback
Mailing Address 307 WOODEN Rd
ADADISCK AL 35007

Grantee's Name Cecilia Vernon
Mailing Address 419 WOODEN Rd
ADADISCK AL 35007

Property Address 307 WOODEN Rd
ADADISCK AL 35007

Date of Sale _____
Total Purchase Price \$ 10,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20140905000279440 5/5 \$40.00
Shelby Cnty Judge of Probate, AL
09/05/2014 12:09:30 PM FILED/CERT

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
Unattested

Print Nicole Vernon
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)