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STATE OF ALABAMA
SHELBY COUNTY

Return To:

Timios, Inc.
5716 Corsa Avenue, Ste 102
Westlake Village, CA 91362
Toll Free: 877.884.6467

1005074

Mail Tax Statements To:

John T. Holcombe & Tammie G. Holcombe
2485 Smokey Rd
Alabaster, AL 35007

Tax ID: 23 7 25 1 001 025.002

File #: 988065

QUITCLAIM DEED

This deed is given to perfect title.

KNOW ALL MEN BY THESE PRESENTS, We, JOHN HOLCOMBE, a/k/a JOHN T. HOLCOMBE, a married man, herein joined by his spouse TAMMIE G. HOLCOMBE, whose address is 2485 Smokey Rd, Alabaster, AL 35007, (hereinafter called Grantors), for and in consideration of the sum of Zero Dollars (\$0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby release, quitclaim, grant, and convey to JOHN T. HOLCOMBE and TAMMIE G. HOLCOMBE, husband and wife, whose address is 2485 Smokey Rd, Alabaster, AL 35007, (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 23 7 25 1 001 025.002

Commonly known as 2485 Smokey Rd, Alabaster, AL 35007

Given under my hand this 12 day of September, 2014

WITNESSES:

Witness

Print Name

Witness

Witness

John Holcombe AKA
John T. Holcombe

JOHN HOLCOMBE, a/k/a
JOHN T. HOLCOMBE

Tammie G. Holcombe

TAMMIE G. HOLCOMBE

STATE OF ALABAMA }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN HOLCOMBE, a/k/a JOHN T. HOLCOMBE and TAMMIE G. 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 he executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 12th day of September, 2014

Robert H. Parks

NOTARY PUBLIC
My Commission Expires:

ROBERT H. PARKS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 02, 2018

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:

Curphey & Badger
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

TRACT I:

A PORTION OF LOT 1-A, ACCORDING TO THE RESURVEY OF PARTRIDGE FAMILY SUBDIVISION, AS RECORDED IN MAP BOOK 33, PAGE 28, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE NORTH 00 DEGREES 06 MINUTES 19 SECONDS WEST A DISTANCE OF 693.65 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 86 DEGREES 39 MINUTES 28 SECONDS WEST A DISTANCE OF 804.28 FEET;

THENCE NORTH 08 DEGREES 05 MINUTES 24 SECONDS EAST, A DISTANCE OF 311.60 FEET;

THENCE SOUTH 86 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 140.76 FEET;

THENCE SOUTH 03 DEGREES 56 MINUTES 15 SECONDS WEST A DISTANCE OF 135.00 FEET;

THENCE SOUTH 86 DEGREES 03 MINUTES 45 SECONDS EAST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 03 DEGREES 56 MINUTES 15 SECONDS WEST A DISTANCE OF 75.00 FEET;

THENCE SOUTH 86 DEGREES 03 MINUTES 45 SECONDS EAST A DISTANCE OF 208.00 FEET;

THENCE NORTH 03 DEGREES 56 MINUTES 15 SECONDS EAST A DISTANCE OF 210 00 FEET;

THENCE SOUTH 86 DEGREES 03 MINUTES 45 SECONDS EAST A DISTANCE OF 332.86 FEET;

THENCE SOUTH 05 DEGREES 27 MINUTES 34 SECONDS EAST A DISTANCE OF 306.54 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN HOLCOMBE BY DEED FROM RENASANT BANK, SUCCESSOR IN INTEREST BY MERGER WITH MERCHANTS AND FARMERS BANK RECORDED 12/09/2013 IN DOCUMENT NO. 201312090473480, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.

TRACT II:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF ALABASTER, COUNTY OF SHELBY, STATE OF ALABAMA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 25; THENCE SOUTH 5 DEGREES 27 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF SAID 1/4-1/4 LINE A DISTANCE OF 346.35 FEET (MEAS) 319.71 FEET (DEED); THENCE NORTH 86 DEGREES 03 MINUTES 45 SECONDS WEST A DISTANCE OF 332.86 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 208.0 FEET;

THENCE SOUTH 3 DEGREES 56 MINUTES 15 SECONDS WEST A DISTANCE OF 208.0 FEET;

THENCE NORTH 3 DEGREES 56 MINUTES 15 SECONDS EAST A DISTANCE OF 210.0 FEET;

THENCE SOUTH 86 DEGREES 03 MINUTES 45 SECONDS EAST A DISTANCE OF 210.0 FEET
TO THE POINT OF BEGINNING.

ALSO, AN INGRESS/EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP
21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, THENCE SOUTH 5 DEGREES 27
MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF SAID 1/4-1/4 LINE A DISTANCE OF
346.35 FEET (MEAS) 319.71 FEET (DEED);

THENCE NORTH 86 DEGREES 03 MINUTES 45 SECONDS WEST A DISTANCE OF 540.86 FEET;

THENCE SOUTH 3 DEGREES 56 MINUTES 15 SECONDS WEST A DISTANCE OF 135.0 FEET TO
A POINT; SAID POINT BEING THE CENTERLINE OF A 20 FOOT WIDE INGRESS/EGRESS
EASEMENT AND THE POINT OF BEGINNING;

THENCE NORTH 86 DEGREES 11 MINUTES 30 SECONDS WEST ALONG SAID CENTERLINE A
DISTANCE OF 112.60 FEET;

THENCE NORTH 40 DEGREES 41 MINUTES 11 SECONDS WEST ALONG SAID CENTERLINE A
DISTANCE OF 48.95 FEET;

THENCE NORTH 75 DEGREES 56 MINUTES 12 SECONDS WEST ALONG SAID CENTERLINE A
DISTANCE OF 52.82 FEET;

THENCE NORTH 82 DEGREES 18 MINUTES 27 SECONDS WEST ALONG SAID CENTERLINE A
DISTANCE OF 78.87 FEET;

THENCE NORTH 87 DEGREES 32 MINUTES 40 SECONDS WEST ALONG SAID CENTERLINE A
DISTANCE OF 77.36 FEET;

THENCE SOUTH 72 DEGREES 51 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE A
DISTANCE OF 43.27 FEET;

THENCE SOUTH 86 DEGREES 24 MINUTES 59 SECONDS EAST ALONG SAID CENTERLINE A
DISTANCE OF 30.00 FEET;

THENCE SOUTH 47 DEGREES 15 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE A
DISTANCE OF 75.63 FEET TO A POINT; SAID POINT BEING THE END OF 20 FEET
INGRESS/EGRESS EASEMENT.

ALSO: A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, PARTRIDGE FAMILY SUBDIVISION, AS RECORDED IN MAP BOOK 24, PAGE 58, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 86°03'45" WEST, A DISTANCE OF 55.00 FEET;

THENCE SOUTH 03°56'15" WEST, A DISTANCE OF 135.12 FEET;

THENCE SOUTH 88°11'30" EAST, A DISTANCE OF 55.00 FEET;

THENCE NORTH 03°56'15" EAST, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING, AND BEING SUBJECT TO AN INGRESS AND EGRESS EASEMENT AS SHOWN ON RECORD MAP 24, PAGE 56 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO JOHN HOLCOMBE, MARRIED, BY DEED FROM FEDERAL HOME LOAN MORTGAGE CORP., RECORDED 07/09/2013 IN DOCUMENT NO. 20130709000279330, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

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

Grantor's Name John Holcombe
Mailing Address 2485 Smokey Rd.
Alabaster, AL.
35007

Grantee's Name John Holcombe
Mailing Address 2485 Smokey Rd.
Alabaster, AL.
35007

Property Address 2485 SMOKEY RD
ALABASTER
AL
35007-5059

Date of Sale 09/12/2014
Total Purchase Price \$ _____
or Actual Value \$ _____
or Assessor's Market Value \$ 281,800.00
140,900.00

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 FMV

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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 9-12-14

Print John T Holcombe

☐ Unattested

Sign John T Holcombe

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/02/2014 09:26:19 AM
\$171.00 CHERRY
20141002000308530

John T Holcombe