

This Instrument was Prepared by:  
Shannon E. Price, Esq.  
P.O. Box 19144  
Birmingham, AL 35219

Send Tax Notice To: Kathryn A. Griffin Holsombeck  
Elizabeth Godwin Allen  
6249 Victoria Drive  
Pelham, AL 35124

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of Ten Dollars and No Cents (\$10.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Kathryn A. Griffin Holsombeck and Donald W. Holsombeck, wife and husband and Elizabeth Godwin Allen, an unmarried woman, whose mailing address is 6249 Victoria Drive, Pelham, AL 35124 (herein referred to as Grantor), does grant, bargain, sell and convey unto Kathryn A. Griffin Holsombeck, a married woman and Elizabeth Godwin Allen, an unmarried woman, whose mailing address is 6249 Victoria Drive, Pelham, AL 35124 (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, the address of which is 6249 Victoria Drive, Pelham, AL 35124; to wit;

LOT 60, ACCORDING TO THE SURVEY OF VALLEY STATION, SECOND SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2015 and subsequent years, not yet due and payable.  
Such state of facts as shown on subdivision plat recorded in Plat Book 7, Page 48.


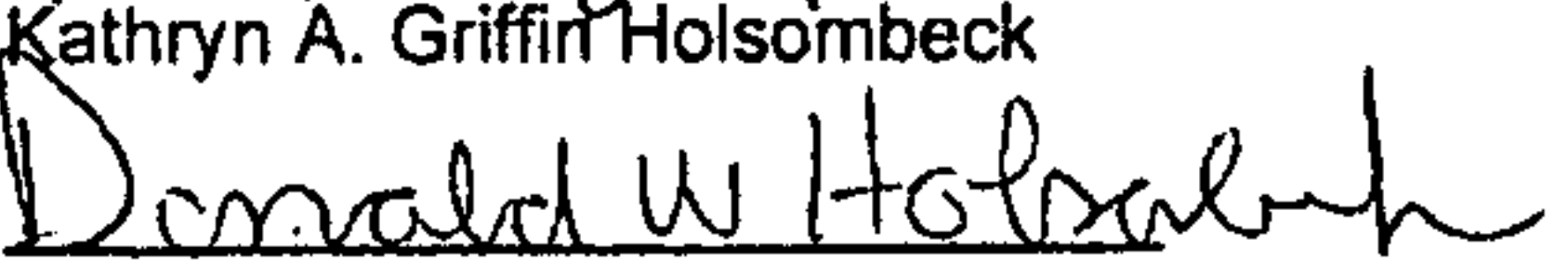
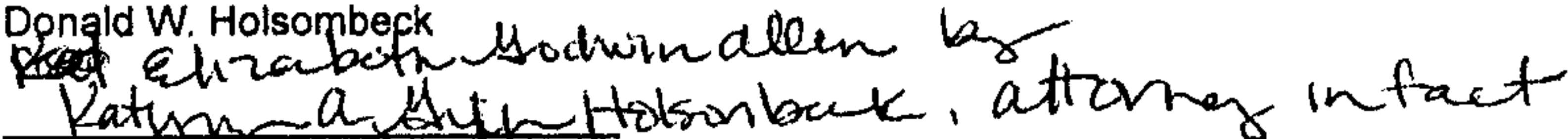
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 6th day of July, 2015

  
Kathryn A. Griffin Holsombeck  
  
Donald W. Holsombeck  
  
Kathryn A. Griffin Holsombeck, attorney in fact

State of Alabama

} General Acknowledgment

Jefferson County

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Kathryn A. Griffin Holsombeck and husband, Donald W. Holsombeck, 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.

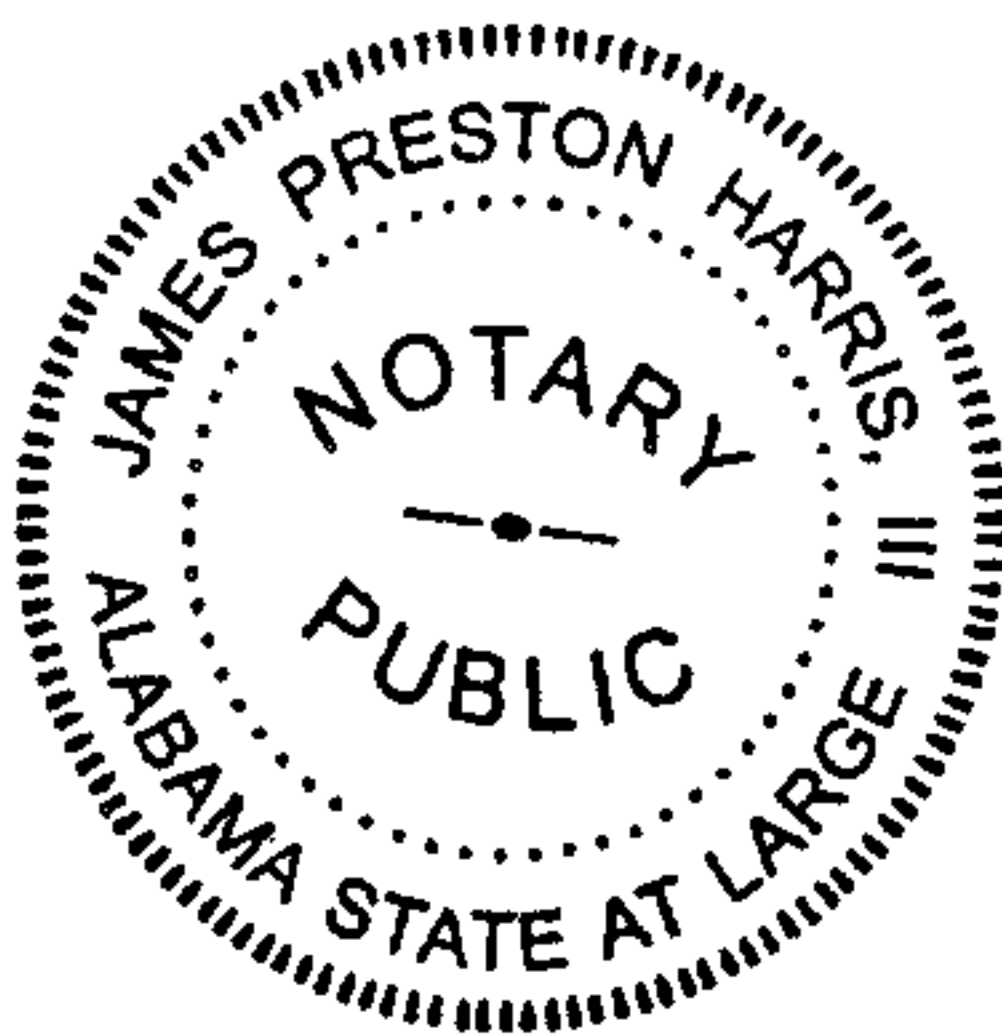
Given under my hand and official seal, this the 6th day of July, 2015.



20150724000252580 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
07/24/2015 01:29:00 PM FILED/CERT

12:29:00 PM DEEDS 2/3

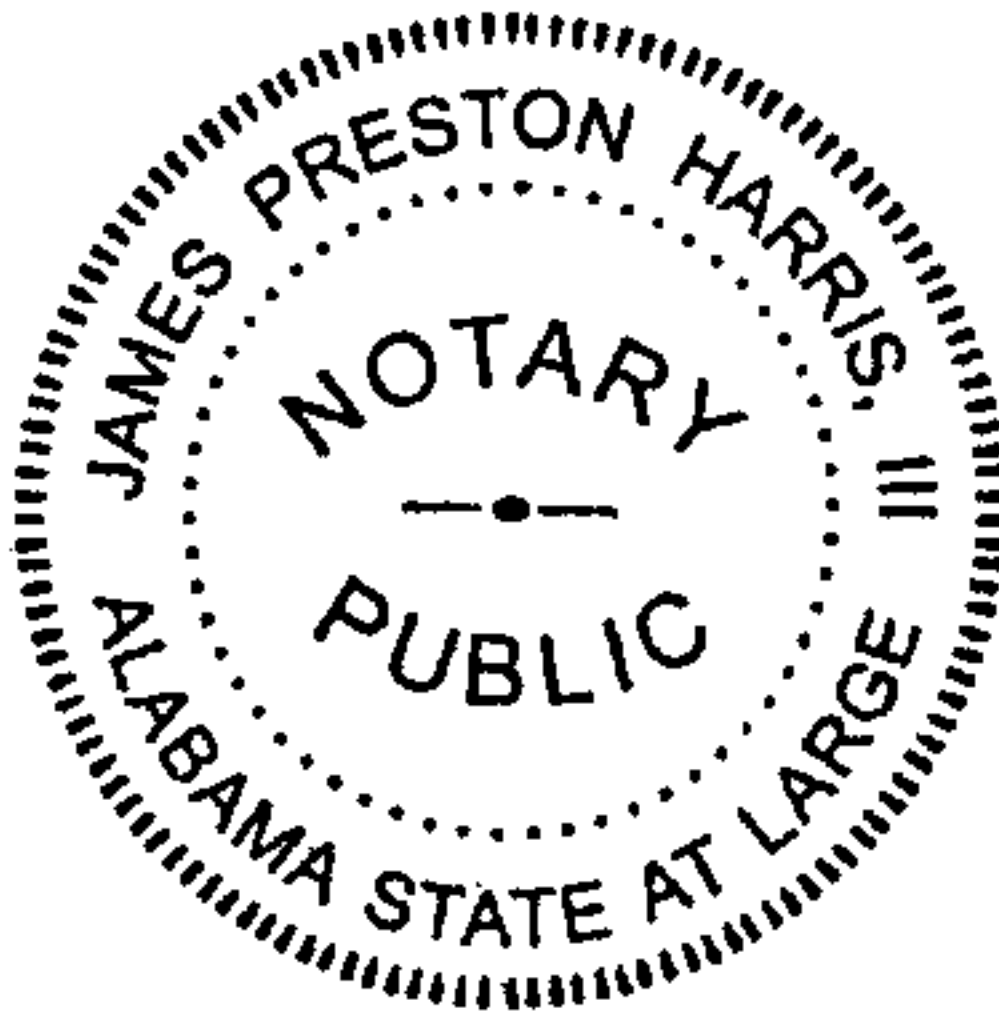
*James Preston Harris III*  
Notary Public, State of Alabama  
the undersigned  
Printed Name of Notary  
My Commission Expires: 3/21/2018



State of Alabama  
Jefferson County

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Kathryn A. Griffin Holsombeck whose name as Attorney in Fact for Elizabeth Godwin Allen, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.  
Given under my hand and seal on July 06, 2015.

*James Preston Harris III*  
Notary Public  
My commission expires: 3/21/2018





Real Estate Sales Validation Form

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

Grantor's Name	Kathryn A. Griffin Holsombeck and Donald W. Holsombeck, wife and husband and Elizabeth Godwin Allen	Grantee's Name	Kathryn A. Griffin Holsombeck Elizabeth Godwin Allen
Mailing Address		Mailing Address	6249 Victoria Drive Pelham, AL 35124
Property Address	6249 Victoria Drive Pelham, AL 35124	Date of Sale	July 06, 2015
		Total Purchase Price	
		or	
		Actual Value	\$233,000.00 = 1/2 Value \$116,500.00
		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	Appraisal
Sales Contract	Other
Closing Statement	

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 of 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	July 08, 2015	Print	JAMES R. HARRIS
Unattested	(verified by)	Sign	J. R. Harris
			(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20150724000252580 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
07/24/2015 01:29:00 PM FILED/CERT

Probate Judge,

J. R. Harris