

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
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P O Box 822
Columbiana, AL 35051


20150807000274040 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
08/07/2015 03:10:17 PM FILED/CERT

Send Tax Notice to:
Alma Rosa Bocanegra Garcia
944 Hwy 31 South
Lot 17
Atubista AL 35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTEEN THOUSAND DOLLARS and NO/00 (\$15,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Bobby Holcombe, a married man, John Howard Holcombe, as Trustee of The Howard Holcombe Family Trust and Susan Diane Wideman as Trustee of The Howard Holcombe Family Trust*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Alma Rosa Bocanegra Garcia*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

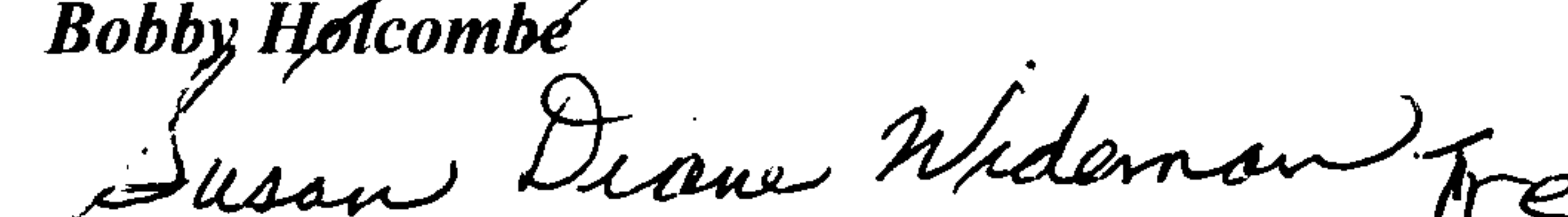
Shelby County, AL 08/07/2015
State of Alabama
Deed Tax: \$15.00

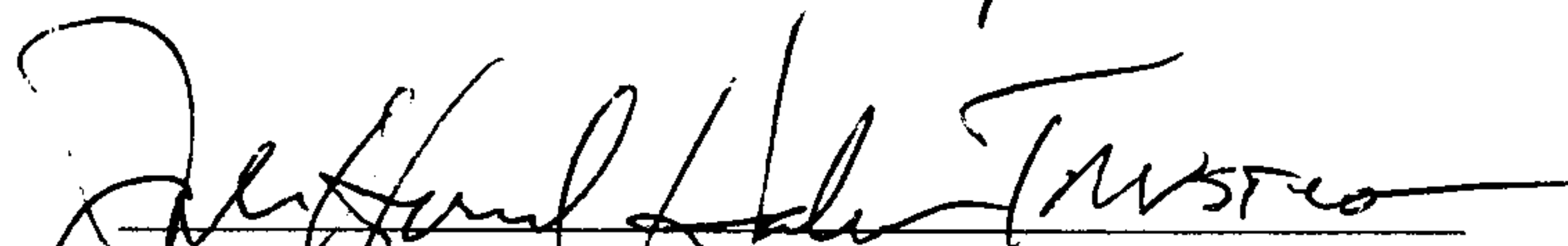
This property constitutes no part of the homestead of the Grantors.

TO HAVE AND TO 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of Aug, 2015.

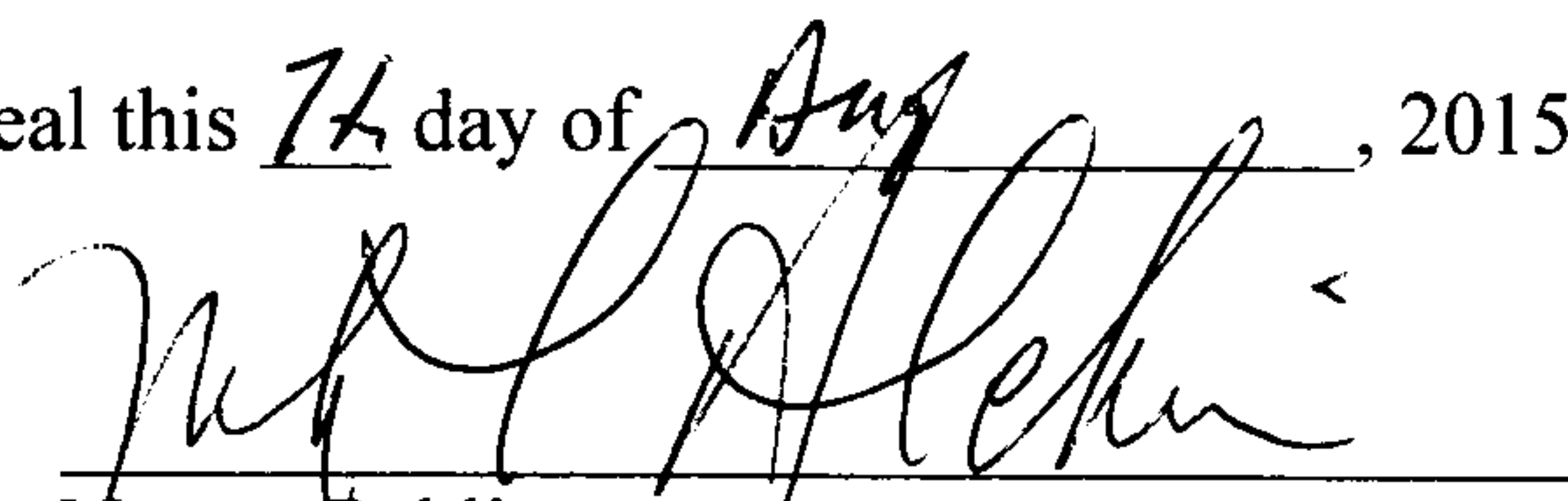

Bobby Holcombe

Susan Diane Wideman as Trustee
The Howard Holcombe Family Trust


John Howard Holcombe, as Trustee
The Howard Holcombe Family Trust

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Bobby Holcombe, John Howard Holcombe, as Trustee of The Howard Holcombe Family Trust and Susan Diane Wideman as Trustee of The Howard Holcombe Family Trust***, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of Aug, 2015.


Notary Public
My Commission Expires: 10-4-16

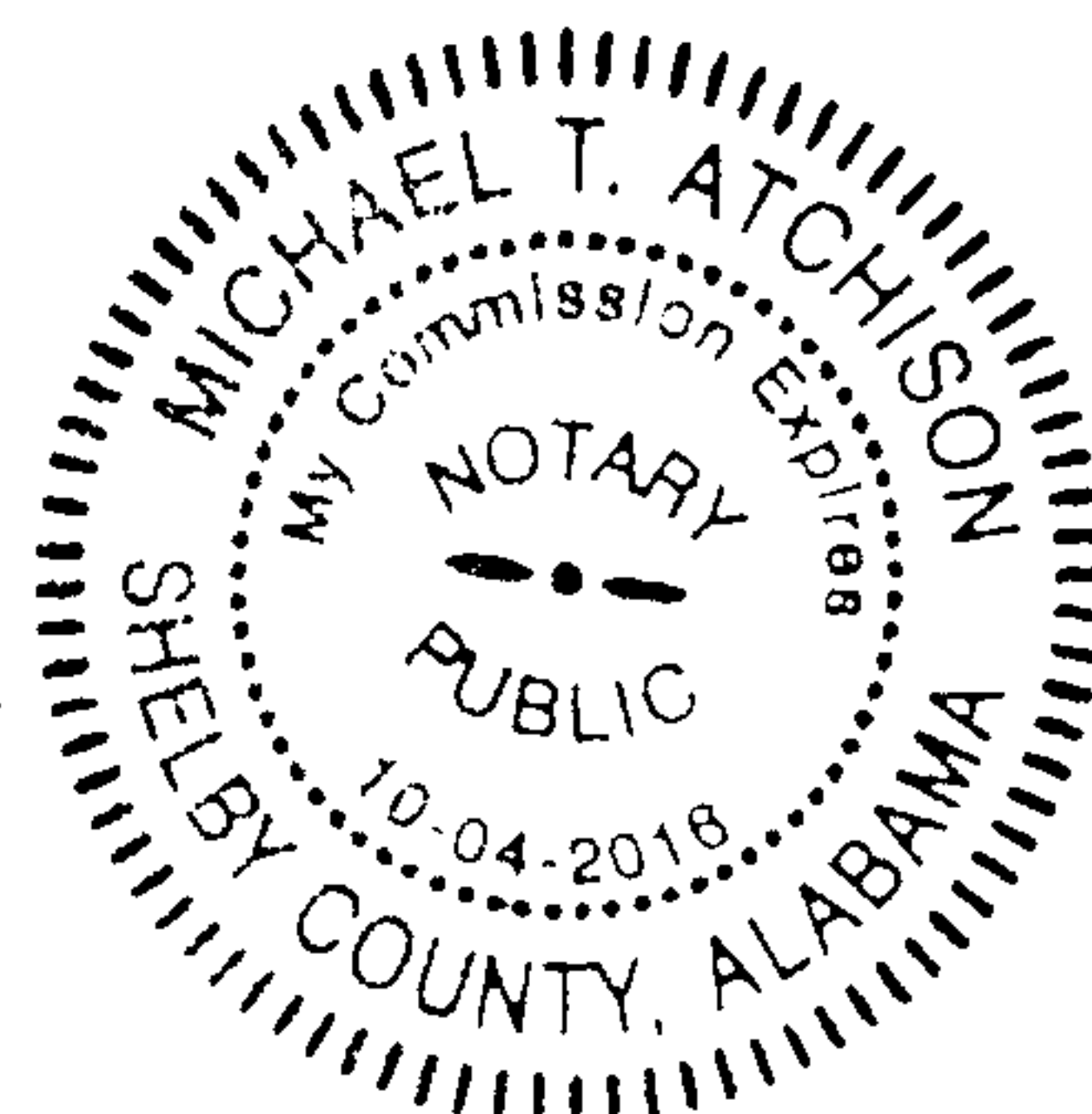
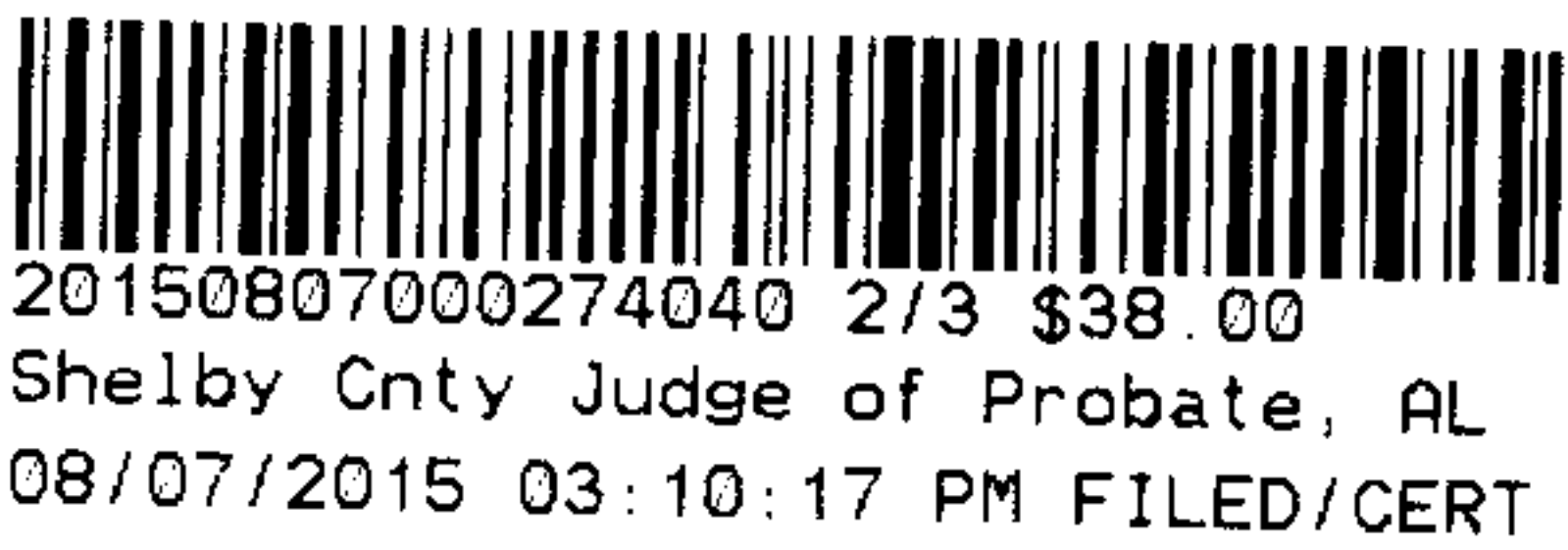


EXHIBIT A – LEGAL DESCRIPTION

Commence at the southeast corner of the SW ¼ of the SE ¼, Section 32, Township 21 south, Range 1 West, according to a survey by Reese e. Mallette, Jr., Reg. 2950; thence proceed in a northerly direction along the east line of said ¼ ¼ section for a distance of 231.00 feet to a point, according to said survey; thence turn an angle of 92°04'02" to the left and run a distance of 667.46 feet, according to said survey, to a point ; thence turn and angle of 92°03'45" to the right and run 274.78 feet to the point of beginning of the parcel of land herein described ; thence continue in the same direction for 47.75 feet to a point; thence turn an angle of 93°06'27" to the left and run 188.99 feet to a point; thence turn an angle 90°00' to the left and run 40.00 feet tot a point; thence turn an angle of 73°36'12" to the right and run 439.31 feet to a point, being 30 feet from the centerline of County Highway 97; thence turn an angle of 112°51'56" to the left and proceed along a curve to the left, said curve being 30 feet from the centerline of said County Road, for a chord distance of 135.91 feet to a point; thence turn an angle of 73°44'34" to the left (from extended chord) and run 566.91 feet to the point of beginning.

Said parcel of land is lying in the SW ¼ of the SE ¼ of Section 32, Township 21 South, Range 1 West.



Grantor's Name

Bobbie Holcombe

Mailing Address

16780 Hwy 25
Columbiana AL 35051

Property Address

Hwy 97
Columbiana 35051

Grantee's Name

Anna Rosa Boonegra Garcia

Mailing Address

944 Hwy 31 South
Lot 17
Alabama AL 35057

Date of Sale

Total Purchase Price

15,000

or

Actual Value

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

☒ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other



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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 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

7 Aug 2015

Unattested

(verified by)

Print

Robert Atchison

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one