

This instrument was prepared without  
benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

## **STATUTORY WARRANTY DEED**

### **STATE OF ALABAMA**

**SHELBY COUNTY**            KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of Mary Ellen Holcombe Hamm, deceased, in accordance with her will probated in Case No. PR-2014-000701 in the Probate Court of Shelby County, Alabama, the undersigned Elaine Hamm and Dale Hamm, co-executors of said estate (herein referred to as GRANTORS) pursuant to the power given to them in said will do grant, bargain, sell and convey unto Elaine Hamm, individually, and Dale Hamm, individually, in equal shares as tenants in common (herein referred to as GRANTEES) all of the right, title, and interest of Mary Ellen Holcombe Hamm in and to the following described real estate situated in Shelby County, Alabama to-wit:

#### **PARCEL I**

Three acres of land, more or less, situated at Chelsea, Alabama, and being a part of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 34, Township 19 South, Range 1 West, and being more particularly described as follows: Begin at a point on the South line of the right of way of the Atlanta Birmingham and Coast Railroad right of way and which said railroad is now known as the Atlantic Coast Line Railroad, at a point which is 100 feet West of the point of intersection of said South right of way line of said Railroad with the East line of said NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 34, Township 19 South, Range 1 West, and run thence South 10 deg. West a distance of 300 feet; run thence West 10 deg. South a distance of 200 feet, more or less, to the East line of the Columbiana-Chelsea public road, or Main Street; run thence along the East and the Northeast line of said Columbiana-Chelsea public road to the point of intersection of the North line of the said Columbiana-Chelsea public road and the Easterly line of the County Road known as Center Road, leading by the Chelsea Depot, and run thence Northerly along the East line of said County road, known as Center Road, a distance of 75 feet, more or less, to the South right of way line of the said Atlanta Birmingham and Coast Railroad Company, now known as the Atlantic Coast Line Railroad Company; run thence in an Easterly direction along the South right of way line of said Railroad a distance of 865 feet to point of beginning.

#### **PARCEL II**

One house and lot or parcel of land, situated in Chelsea, Alabama and more particularly described as follows: Commencing at a point where the East boundary line of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  crosses the right of way of the AB&A Railroad; thence South 110 feet; thence West 50 feet; thence North 110 feet to the right of way of said



20151201000409400 1/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
12/01/2015 08:28:58 AM FILED/CERT



railroad; thence along said right of way to point of beginning being in the NW¼ of the NE¼ of Section 34, Township 19 South, Range 1 West.

PARCEL III

A tract of land containing approximately 18 acres, described as Part One and Part Two.

Part One described as commencing at the Southeast corner of the NW¼ of NE¼ of Section 34, Township 19 South, Range 1 West for the point of beginning; run West along 40 line a distance of 241 feet to an iron pin; thence 30 deg. West of North a distance of 127 feet to an iron pin; thence run East 30 deg. North a distance of 358 feet and to North and South 40 line; thence run South along 40 line a distance of 290 feet to the Southeast corner and the point of beginning.

Part Two of this tract described as commencing at the Southwest corner of the NE¼ of NE¼ of Section 34, Township 19 South, Range 1 West, the point of beginning; run East along 40 line to Yellow Leaf Creek; thence run Northwest along West side of Creek to S.C.L. Railroad right of way; thence West along Railroad right of way to 40 line on the West side; thence South along 40 line 423 feet to the Southwest corner of 40 and the point of beginning.

Less and except that certain lot known as Winston Jones lot, the same being lot 50 by 110 feet and lying in the above described tract but the exact location of which being at this time undetermined.

Mary Ellen Holcombe Hamm is one and the same as Mary Ellen Hamm and Mary Holcombe Hamm.

TO HAVE AND TO HOLD to the said GRANTEES as tenants in common, their heirs and assigns forever.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals, this

3rd day of November, 2015.

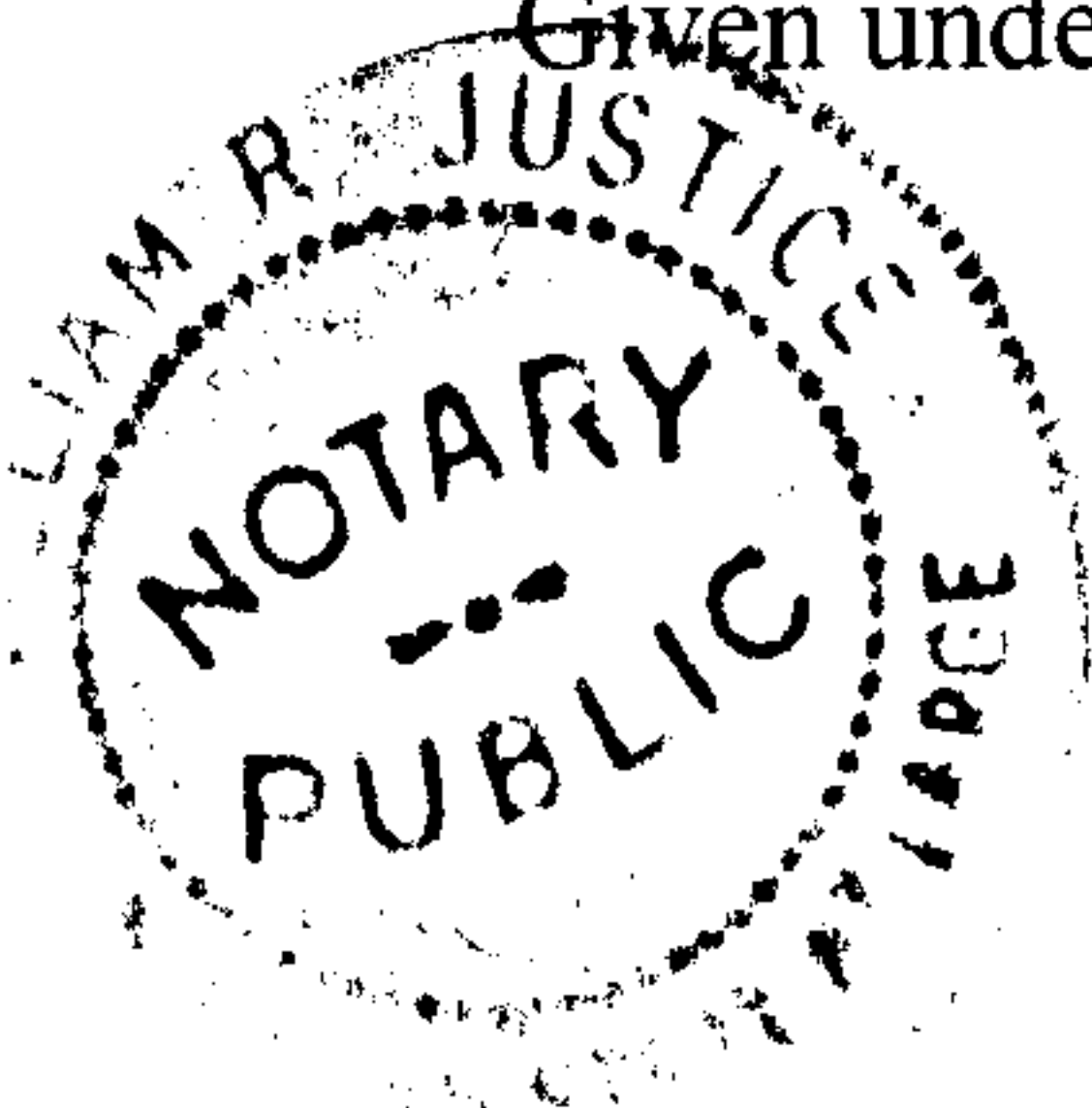
Elaine Hamm  
Elaine Hamm, as co-executor

Dale Hamm  
Dale Hamm, as co-executor

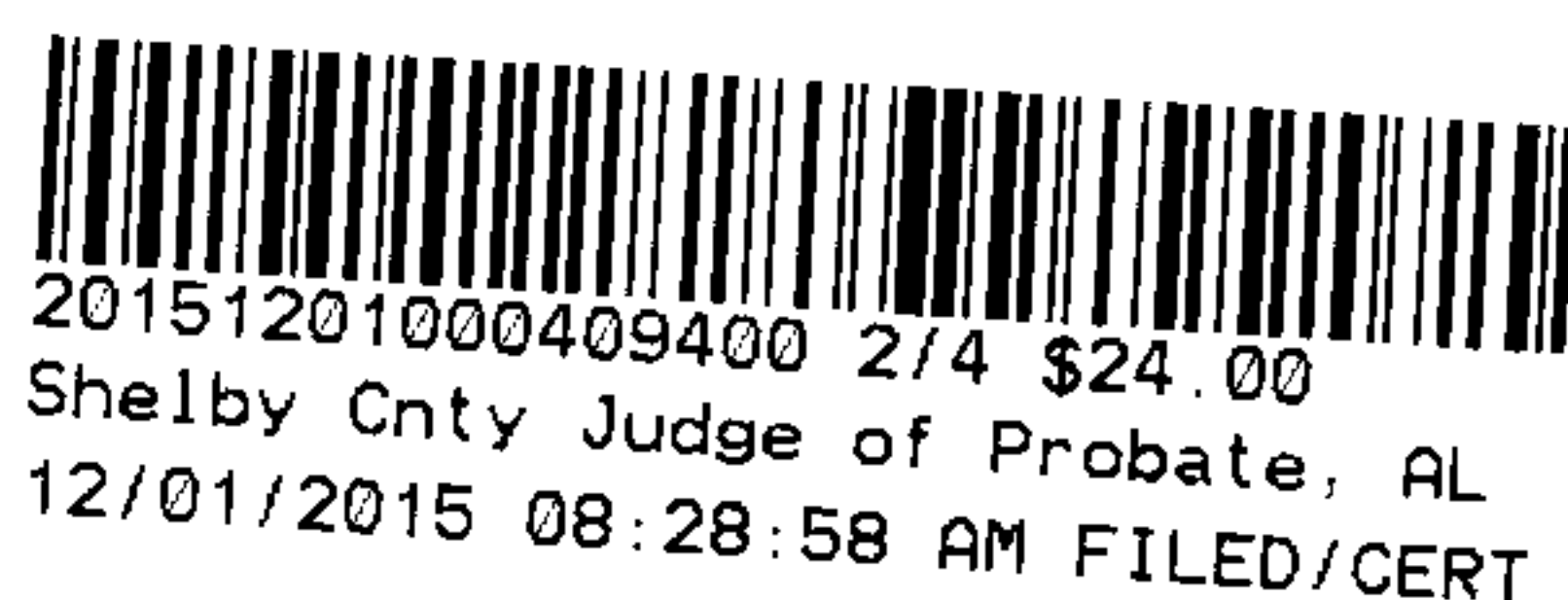
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elaine Hamm, whose name as co-executor of the estate of Mary Ellen Holcombe Hamm, deceased, 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 as such co-executor executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of September, 2015.



Liam R. Justice  
Notary Public

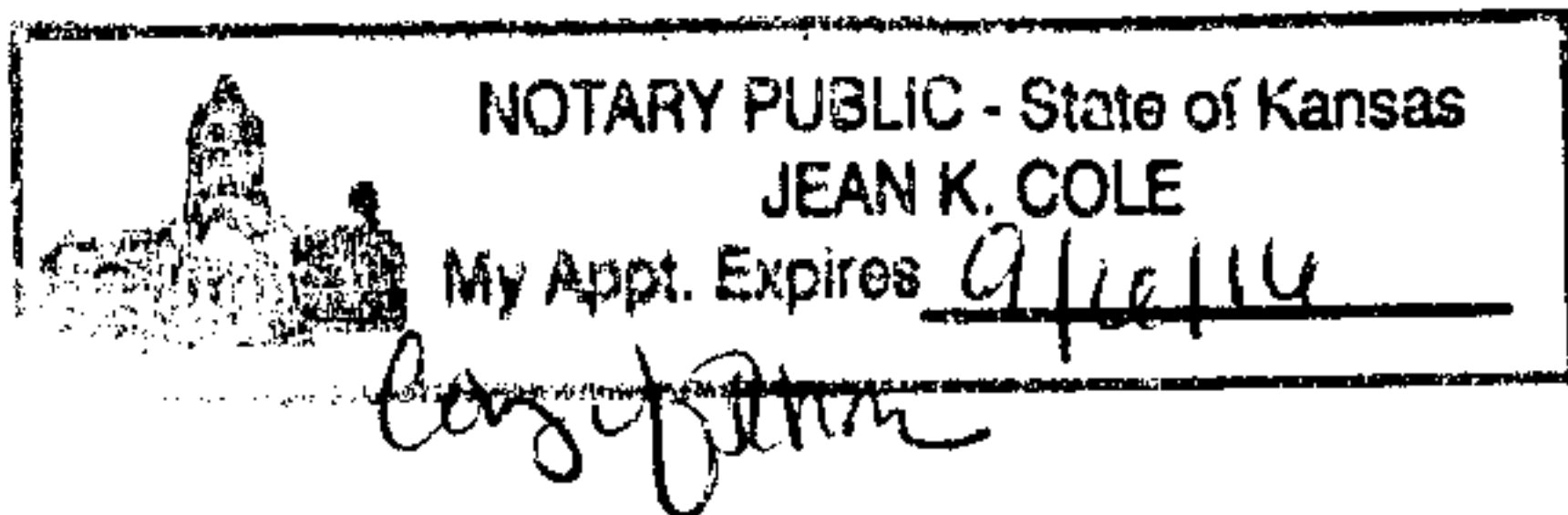


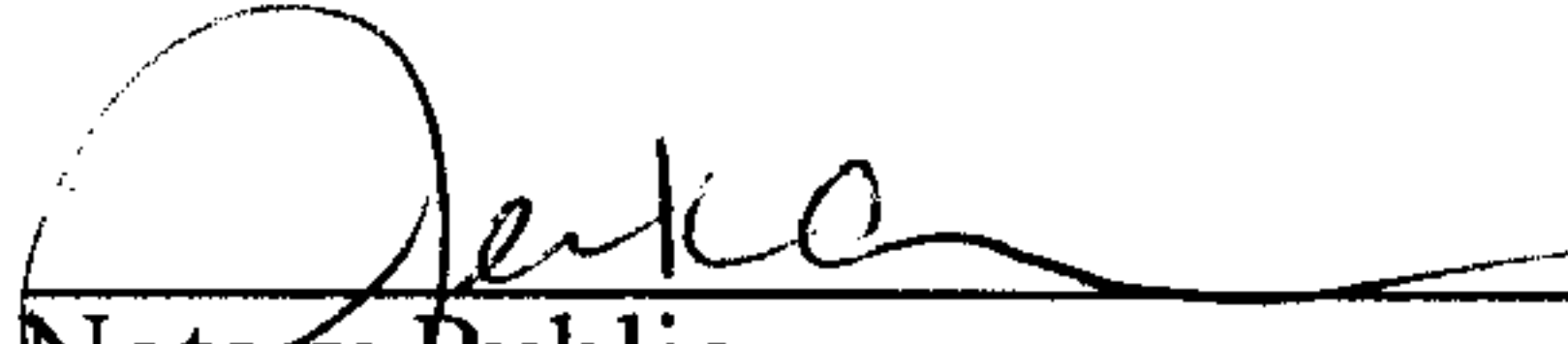


STATE OF KANSAS  
COUNTY OF Johnson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dale Hamm, whose name as co-executor of the estate of Mary Ellen Holcombe Hamm, deceased, 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 as such co-executor executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of November, 2015.



  
Notary Public

  
20151201000409400 3/4 \$24.00  
Shelby Cnty Judge of Probate, AL  
12/01/2015 08:28:58 AM 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 Mary Ellen Holcombe Hamm  
Mailing Address 11460 Hwy 47  
Chelsea, AL 35043

Grantee's Name Elaine Hamm & Dale Hamm  
Mailing Address 11460 Hwy 47  
Chelsea, AL 35043

Property Address 11460 Hwy 47  
Chelsea, AL 35043

Date of Sale 11-3-15  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 208,340.00  
~~128,340.00~~

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

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 11-3-15

Print Elaine Hamm

☐ Unattested

Sign

Elaine Hamm

(Grantor ☒ Grantee ☐ Owner/Agent) circle one



20151201000409400 4/4 \$24.00

Shelby Cnty Judge of Probate, AL

12/01/2015 08:28:58 AM FILED/CERT

Form RT-1