


**INSTRUMENT PREPARED WITHOUT  
BENEFIT OF TITLE SEARCH**

  
20151222000435640 1/3 \$35.00  
Shelby Cnty Judge of Probate, AL  
12/22/2015 11:25:26 AM FILED/CERT

This instrument was prepared by  
**Mitchell A. Spears**  
Attorney at Law  
P.O. Box 119  
Montevallo, AL 35115-0091

205/665-5102  
205/665-5076

Send Tax Notice to:

(Name) Donald Neal Holsomback, Jr.

Denise Regina Holsomback

(Address) 38 Buttercup Drive

Montevallo AL 35115

**MINIMUM VALUE: \$15,000.00**

**Warranty Deed, Jointly For Life With Remainder To Survivor**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR and other good and valuable consideration** to the undersigned Grantor (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

**Donald Neal Holsomback and wife, Carol Ann Holsomback**

(herein referred to as Grantor) do grant, bargain, sell and convey unto

**Donald Neal Holsomback, Jr. and wife, Denise Regina Holsomback**

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

**Lot 3, According To The Survey of a RESUBDIVISION OF HOLSOMBACK FAMILY SUBDIVISION, As Recorded in Map Book 45, Page 73, in the Office of the Judge of Probate, Shelby County, Alabama.**

**SUBJECT TO:**

- **Reservations and restrictions of record.**

**SOURCE OF TITLE: Instrument No.: 20090204000035640.**

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor 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, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 12/22/2015  
State of Alabama  
Deed Tax: \$15.00

22<sup>nd</sup> IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this  
day of December, 2015.

Donald Neal Holsomback  
Donald Neal Holsomback

Carol Ann Holsomback  
Carol Ann Holsomback

STATE OF ALABAMA     )  
SHELBY COUNTY        )

ACKNOWLEDGMENT

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Donald Neal Holsomback and wife, Carol Ann Holsomback**, whose names are signed to the foregoing conveyance, 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 same bears date.

Given under my hand and official seal, this the 22<sup>nd</sup> day of December, 2015.

Deason J. Deason  
Notary Public  
My Commission Expires: 9/3/2018

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

Grantor's Name Donald Neal Holsomback, Jr.  
Denise Regina Holsomback  
Mailing Address 38 Buttercup Drive  
Montevallo AL 35115

Grantee's Name Donald Neal Holsomback  
Carol Ann Holsomback  
Mailing Address 38 Buttercup Drive  
Montevallo AL 35115

Property Address Vacant Property  
Lot 3 Holsomback Resubdivision  
Montevallo AL 35115

Total Purchase Price \_\_\_\_\_  
Or  
Actual Value \$ 15,000.00  
Or  
Assessor's Market Value \$ \_\_\_\_\_



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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

☐ Appraisal  
☒ Other Fair Market Value

If the conveyance document presented for recordation contains all of the required information referenced above,  
the filing of this form is not required.

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#### 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).

Sign Donald Neal Holsomback  
Donald Neal Holsomback