

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
John Holcombe and Lynn Holcombe
1204 Country Club Circle
Hoover, AL 35244

WARRANTY DEED

**20160304000069150
03/04/2016 10:26:27 AM
DEEDS 1/3**

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Thirty-Eight Thousand And No/100 Dollars (\$338,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Patricia B. Lee, as Trustee of the Charles and Patricia Lee Revocable Living Trust dated the 17th day of May, 1999, and any amendments thereto (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto John L. Holcombe, Jr. and Catherine L. Holcombe (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 41A, according to the Bennett's Addition to Third Addition to Riverchase Country Club, as recorded in Map Book 24, Page 21, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$270,400.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Charles W. Lee, Sr. died on or about November 14, 2011.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on February 25, 2016.

20160304000069150 03/04/2016 10:26:27 AM DEEDS 2/3

Charles and Patricia Lee Revocable Living Trust dated the 17th day of May, 1999

BY: Patricia B. Lee
Patricia B. Lee, Trustee

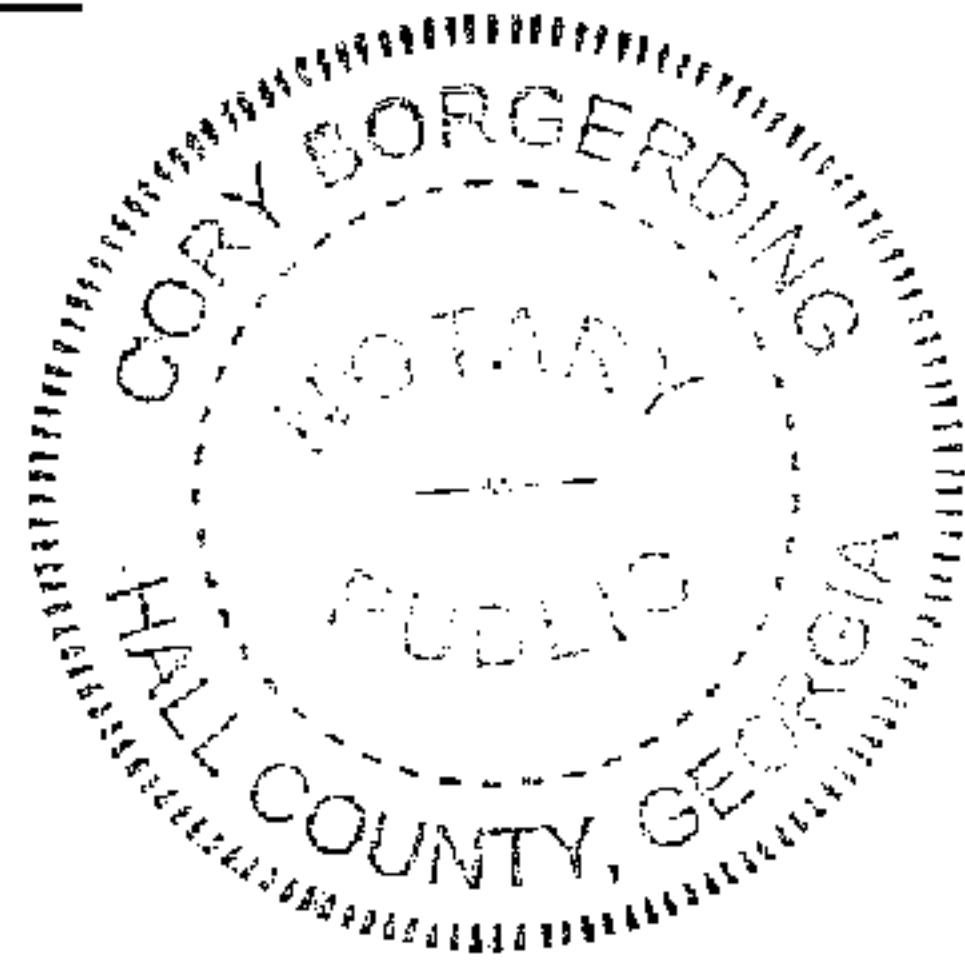
STATE OF Georgia
COUNTY OF Dekalb

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia B. Lee, whose name is signed to the foregoing conveyance as Trustee of the Charles and Patricia Lee Revocable Living Trust dated the 17th day of May, 1999, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of said Trust.

Given under my hand and official seal on the 17 day of February, 2016.

SD
Notary Public

My commission expires: 08/25/2018



FILE NO.: TS-1600152

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20160304000069150 03/04/2016 10:26:27 AM DEEDS 3/3

Grantor's Name Patricia B. Lee, as Trustee of the Charles and Patricia Lee Revocable Living Trust dated the 17th day of May, 1999

Grantee's Name John L. Holcombe, Jr. and Catherine L. Holcombe

Mailing Address 1204 Country Club Circle
Hoover, AL 35244

Mailing Address 2112 Riverine Oaks Place
Hoover, AL 35244

Property Address 1204 Country Club Circle
Hoover, AL 35244

Date of Sale March 2, 2016
Total Purchase Price \$338,000.00

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 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 - Patricia B. Lee, as Trustee of the Charles and Patricia Lee Revocable Living Trust dated the 17th day of May, 1999, 1204 Country Club Circle, Hoover, AL 35244.

Grantee's name and mailing address - John L. Holcombe, Jr. and Catherine L. Holcombe, 2112 Riverine Oaks Place, Hoover, AL 35244.

Property address - 1204 Country Club Circle, Hoover, AL 35244

Date of Sale - March 2, 2016.

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.

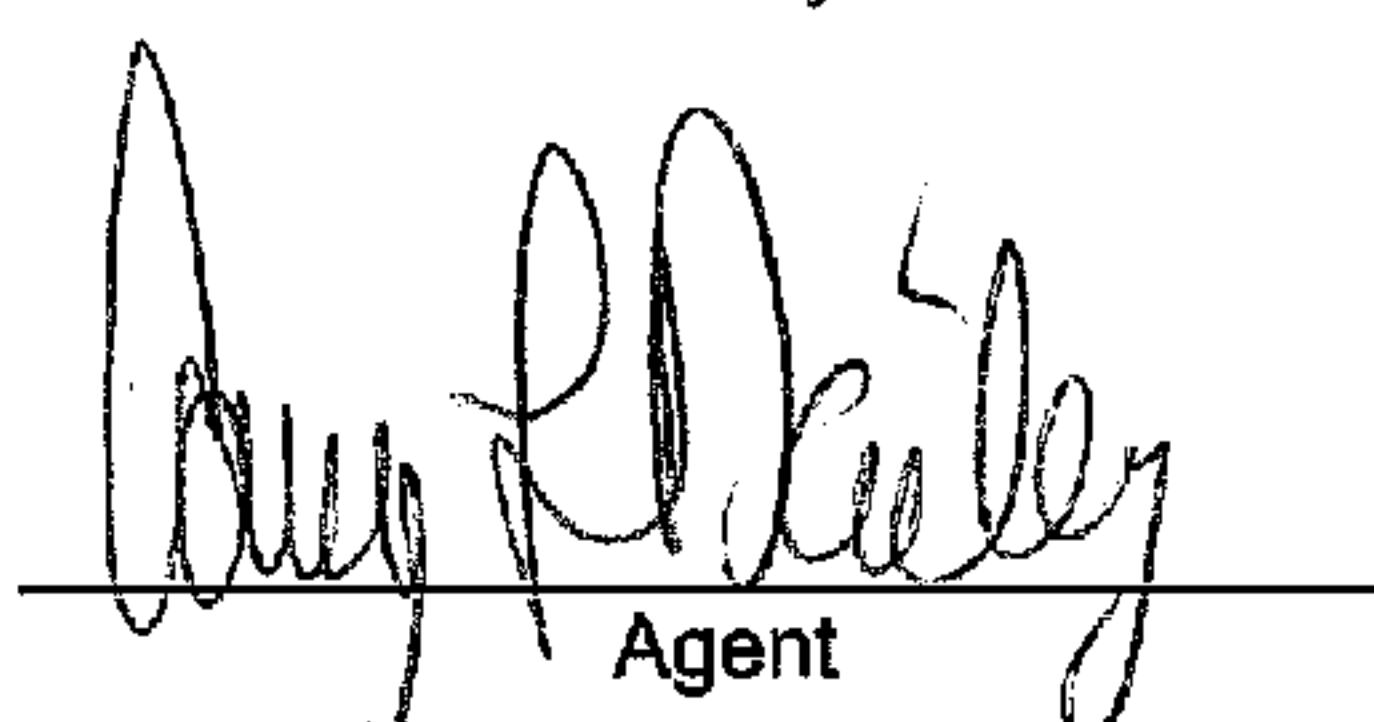
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: March 2, 2016

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/04/2016 10:26:27 AM
\$88.00 CHERRY
20160304000069150

