

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
David Holloway
300 Glory Road
Montevallo, AL 35115

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Seventy Thousand and No/100 Dollars (\$70,000.00) and other good and valuable consideration, to the undersigned Dawn Dailey Gragg, one and the same as Dawn Dailey, and husband, Harold D. Gragg, Jr. (herein referred to as “Grantors”), in hand paid by David Holloway and Jody Holloway (herein referred to as “Grantees”), the receipt and sufficiency whereof are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama (the “Premises”), to-wit:

Commence at the NW Corner of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama; thence S 00°00'00"E, a distance of 1283.58'; thence N 90°00'00"E, a distance of 1050.20' to the POINT OF BEGINNING; thence S 04°43'35"E, a distance of 303.81'; thence S 87°48'55"E, a distance of 77.78'; thence S 02°02'47"W, a distance of 82.25'; thence N 84°06'12"E, a distance of 181.85'; thence N 04°24'53"W, a distance of 57.87'; thence S 89°31'48"E, a distance of 49.81'; thence N 04°44'35"W, a distance of 313.04'; thence N 90°00'00"W, a distance of 300.18' to the Point of Beginning.

Together with rights, title and interest in the existing 30' ingress/egress easement recorded in Deed Volume 254, page 268, Deed Volume 325, page 337, Deed Volume 357, page 833 and Instrument #1992-23670, in the Office of the Judge of Probate of Shelby County, Alabama. Said 30' easement being commonly known as Glory Road.

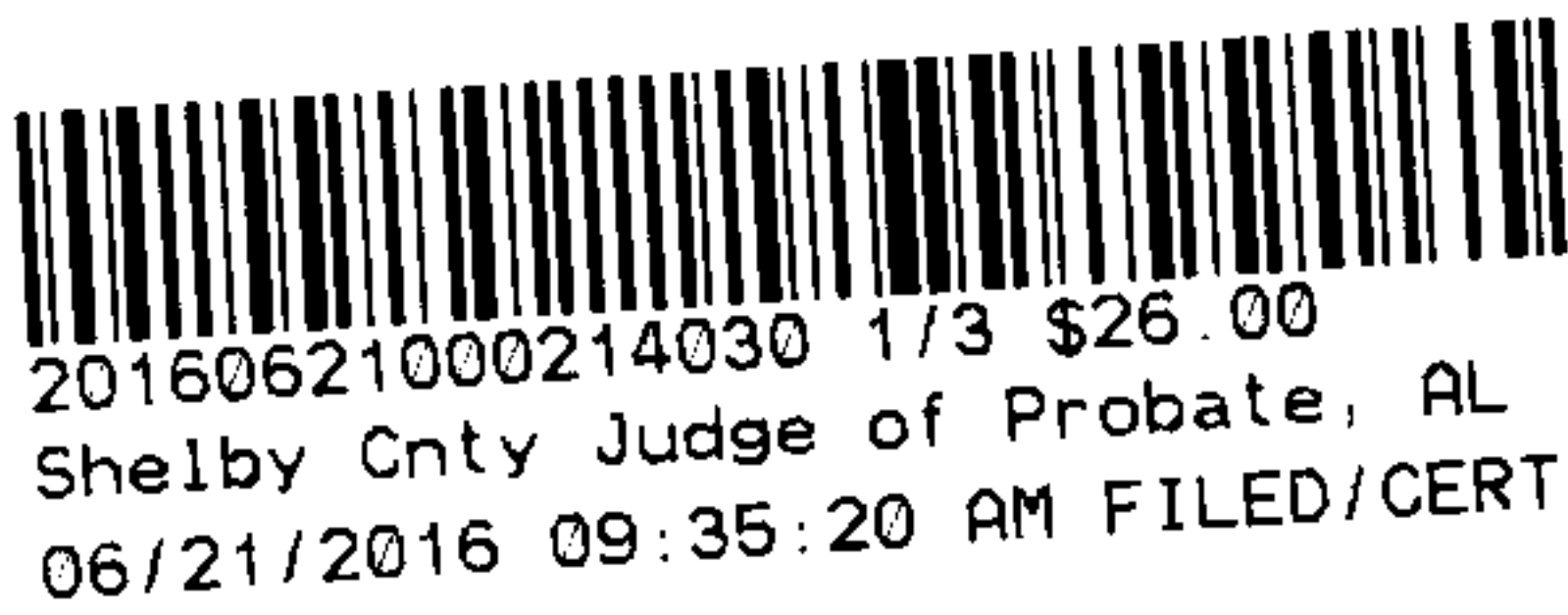
The above property is the same as property conveyed in Real 11, page 985, Real 11, page 987, real 151, page 70, Real 151, page 72, Instrument 1993-19817, Instrument 1996-7367 and Instrument 2001-38249, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with and including a 12' Ingress/Egress easement lying 6' either side of and parallel to the following described centerline:

Commence at the NW corner of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama; thence S 00°00'00"E a distance of 1283.58'; thence N 90°00'00"E a distance of 1050.20'; thence S 04°43'35"E a distance of 303.81'; thence S 87°48'55"E a distance of 77.78'; thence S 02°02'47"W a distance of 75.31' to the Point of Beginning of said Centerline; thence S 61°51'33"W to the approximate centerline of a 30' Ingress/Egress Easement and the Point of Ending of said Centerline.

Also including a 2002 Cavalier 28' x 80' Powerhouse manufactured home, comprised of two sections and bearing the serial numbers CV02AL0258084-A and CV02AL0258084-B that is permanently affixed to the real property hereinabove described and is considered by the Alabama Department of Revenue as a part thereof.

\$65,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

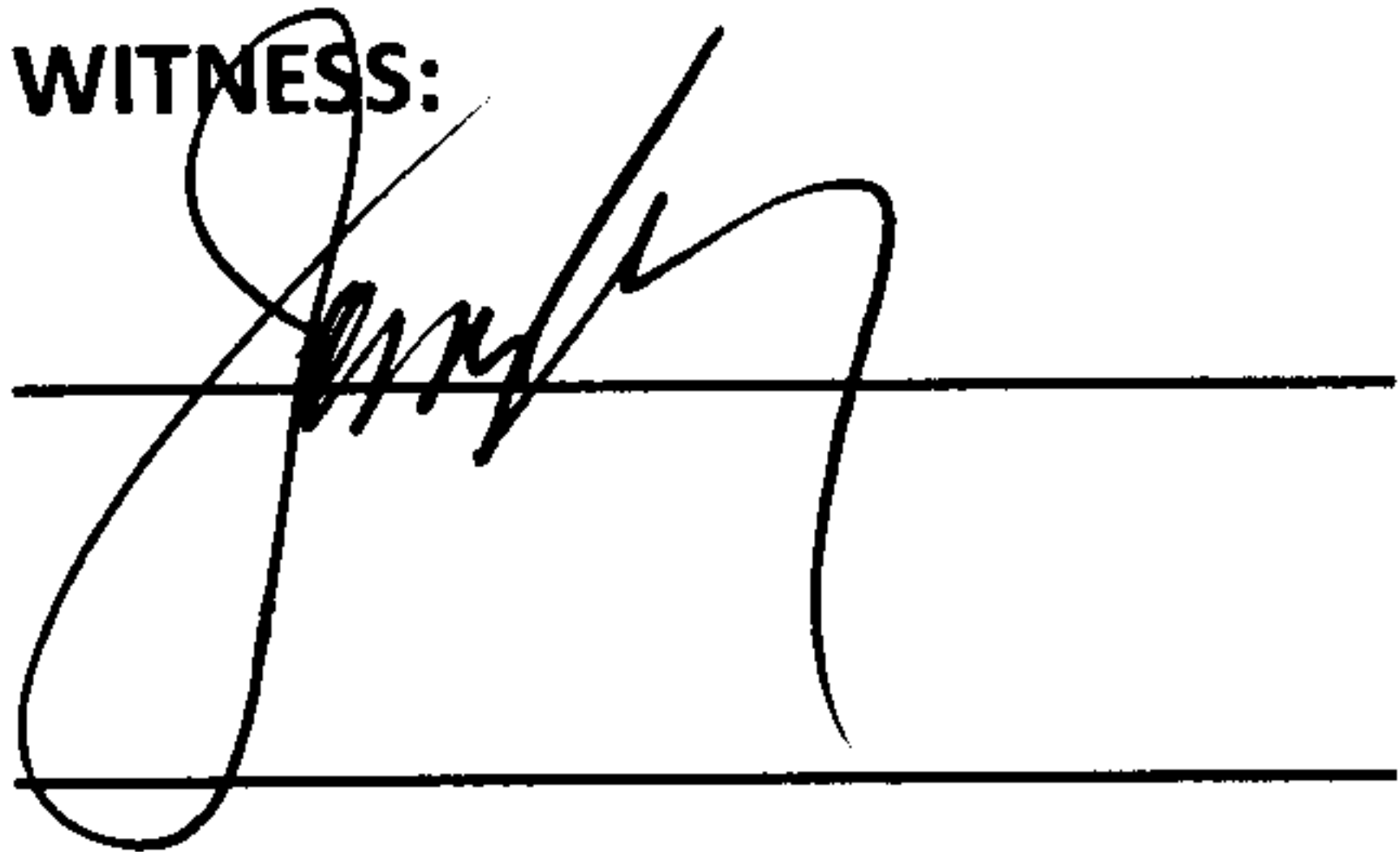



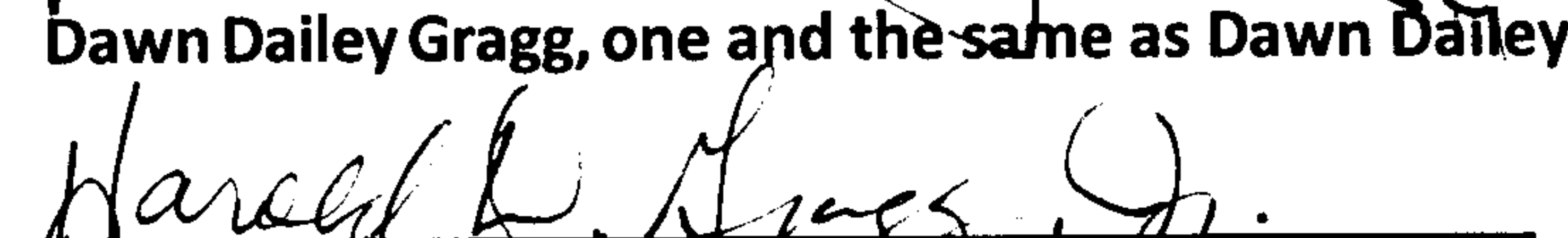
SUBJECT TO: (1) Current taxes; (2) Easement to South Central Bell as recorded in Deed Volume 329, Page 427, Deed Volume 329, Page 428 and Deed Volume 341, Page 325, in the Probate Office of Shelby County, Alabama; (3) Easement to Alabama Power Company recorded in Deed Volume 129, Page 333, in the Probate Office of Shelby County, Alabama; 4) Rights of others in and to access easement set out in Real 149, Page 441, Deed Volume 254, Page 268, Deed Volume 325, Page 337, Deed Volume 357, Page 833, and Instrument #1992-23670, in the Office of the Judge of Probate of Shelby County, Alabama. Said 30' easement being commonly known as Glory Road.

TO HAVE AND TO HOLD to the Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and their heirs and assigns shall, warrant and defend the same to the Grantees, their and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 20th day of June, 2016.

WITNESS:


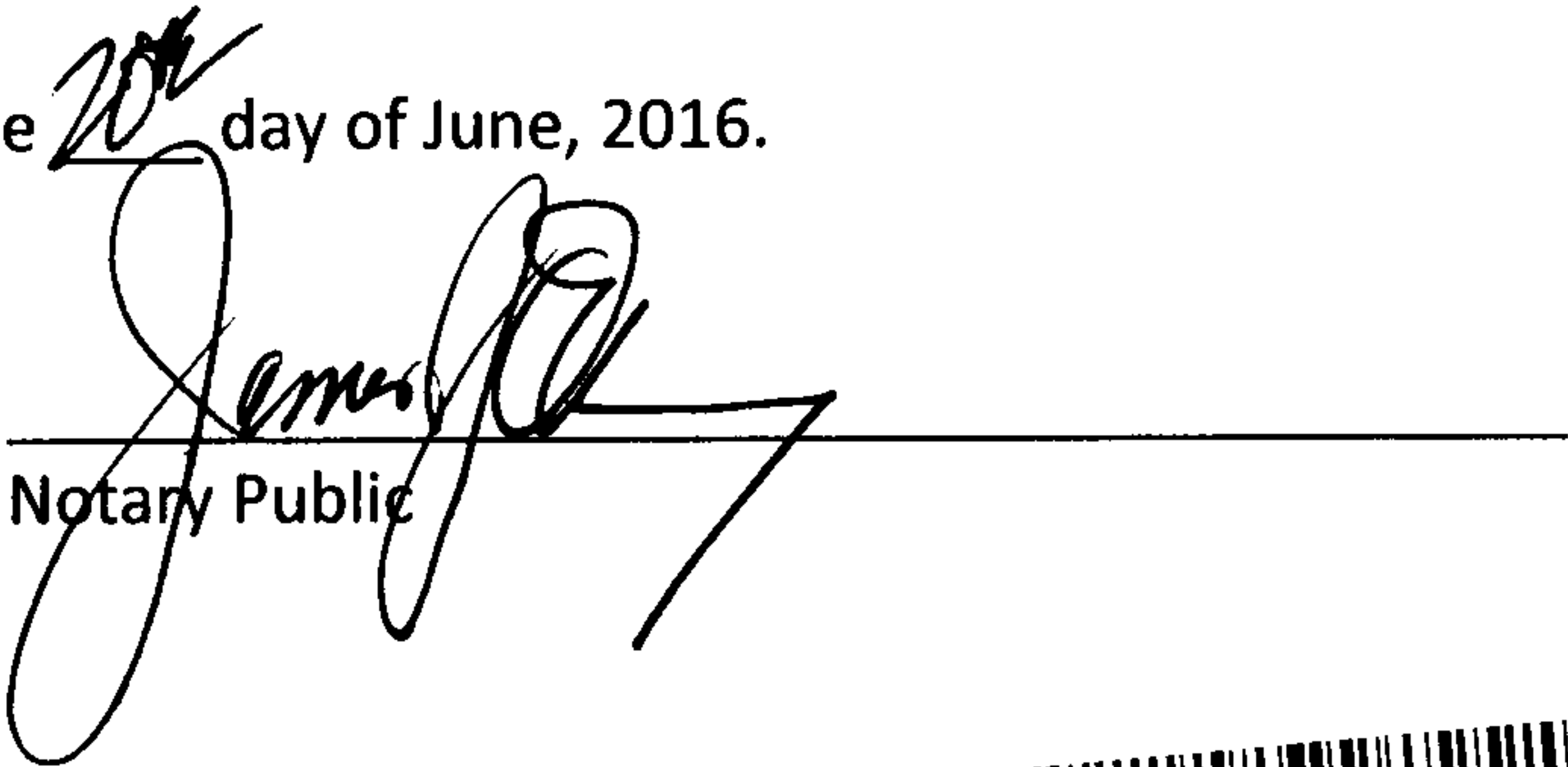

Dawn Dailey Gragg, one and the same as Dawn Dailey

Harold D. Gragg, Jr.

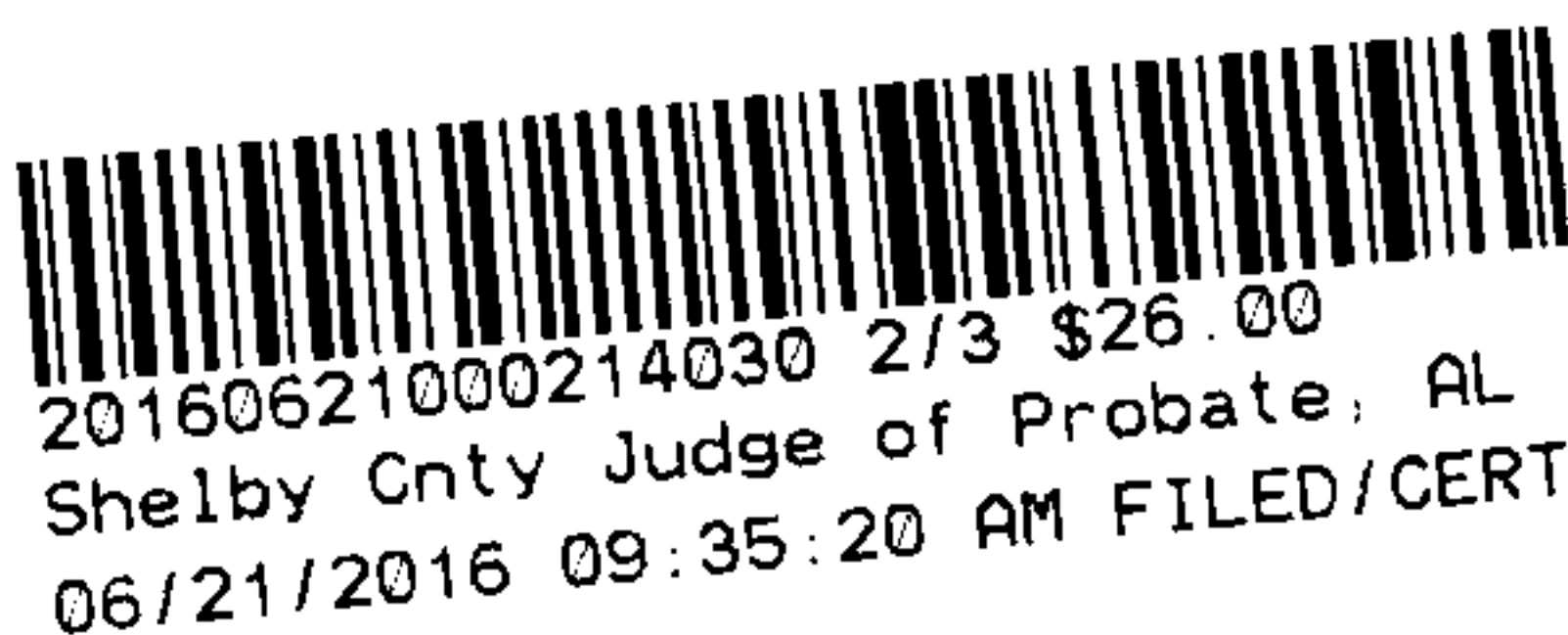
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dawn Dailey Gragg, one and the same as Dawn Dailey, and husband, Harold D. Gragg, Jr., 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 seal this the 20th day of June, 2016.

My Commission Expires: 07/14/2019


Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Dawn Dailey Gragg
Mailing Address P. O. Box 626
Helena, AL 35080

Grantee's Name David Holloway and Jody Holloway
Mailing Address 300 Glory Road
Montevallo, AL 35115

Property Address 300 Glory Road
Montevallo, AL 35115

Date of Sale June 20, 2016

Total Purchase Price \$ 70,000.00

or

Actual Value

\$

or

Assessor's Market Value \$



20160621000214030 3/3 \$26.00
Shelby Cnty Judge of Probate, AL
06/21/2016 09:35:20 AM FILED/CERT

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 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 6/20/2016

Print Dawn Dailey Gragg

☒ Unattested

[Signature]
(verified by)

Sign Dawn Dailey Gragg
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1