

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

SEND TAX NOTICE TO:  
Steven D. Estes and Nancy T. Estes  
1123 Elm Drive  
Alabaster, AL 35007

**WARRANTY DEED**

**20160707000236040**

**STATE OF ALABAMA**

)

**07/07/2016 12:14:36 PM**

**SHELBY COUNTY**

)

**DEEDS 1/2**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Eighty-Three Thousand Five Hundred Fifty And No/100 Dollars (\$183,550.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Randall E. Holcomb and wife, Dana Q. Holcomb (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Steven D. Estes and Nancy T. Estes (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 161, according to the Survey of Autumn Ridge Second Sector, as recorded in Map Book 14, Pages 16, 17 and 18, 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.

One Hundred Seventy-Four Thousand Three Hundred Seventy-Two And No/100 Dollars (\$174,372.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**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 June 30, 2016.

  
Randall E. Holcomb  
  
Dana Q. Holcomb

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Randall E. Holcomb and Dana Q. Holcomb 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 official seal on 30 day of June, 2016.

  
Notary Public  
My commission expires: 6/4/18



**20160707000236040 07/07/2016 12:14:36 PM DEEDS 2/2**

Grantor's Name Randall E. Holcomb and Dana Q. Holcomb Grantee's Name Steven D. Estes and Nancy T. Estes

Mailing Address 1123 Elm Drive  
Alabaster, AL 35007

Mailing Address 1106 Wyndham Ln  
Helena, AL 35080

Property Address 1123 Elm Drive  
Alabaster, AL 35007

Date of Sale June 30, 2016  
Total Purchase Price \$183,550.00

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  
☒ 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 - Randall E. Holcomb and Dana Q. Holcomb, 1123 Elm Drive, Alabaster, AL 35007.

Grantee's name and mailing address - Steven D. Estes and Nancy T. Estes, 1106 Wyndham Ln, Helena, AL 35080.

Property address - 1123 Elm Drive, Alabaster, AL 35007

Date of Sale - June 30, 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: June 30, 2016

Haley Taylor

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/07/2016 12:14:36 PM  
\$27.50 CHERRY  
20160707000236040