

This Instrument was Prepared by:

Send Tax Notice To: Dorothy K. Holloway

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-17-23678

## WARRANTY DEED TO TENANTS IN COMMON

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Six Thousand Four Hundred Twenty Dollars and No Cents (\$36,420.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Dorothy K. Holloway and Husband, J. Terry Holloway** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dorothy K. Holloway and J. Terry Holloway, as Tenants in Common** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$104,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees as Tenants in Common, his, her or their heirs and assigns 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 said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6<sup>th</sup> day of

April, 2017

Dorothy K. Holloway  
Dorothy K. Holloway

J. Terry Holloway  
J. Terry Holloway

State of Alabama

County of Jefferson

I, Frances S. Holt, a Notary Public in and for the said County in said State, hereby certify that Dorothy K. Holloway and J. Terry Holloway, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6 day of April, 2017

Frances S. Holt  
Notary Public, State of Alabama

My Commission Expires: 8/22/17




20170417000128680 1/2 \$54.50  
Shelby Cnty Judge of Probate, AL  
04/17/2017 08:47:00 AM FILED/CERT

FRANCES S. HOLT  
Notary Public, State of Alabama  
County of Jefferson  
My Commission Expires  
8/22/17

Shelby County, AL 04/17/2017  
State of Alabama  
Deed Tax: \$36.50

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

From a 3" pipe at the NE corner of Section 31, Township 19 South, Range 2 East, run thence West along the accepted North boundary of the NE 1/4-NE 1/4 of said Section 31 a distance of 40.02 feet to a 1/2" rebar on the westerly boundary of Dead Hollow Road (40' ROW); thence turn 89 degrees 54 minutes 26 seconds left and run 571.00 feet along said road boundary to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence continue along said course and along said road boundary a distance of 638.96 feet to a 1/2" rebar on the northerly boundary of Seaboard Coastline Railroad (100' ROW); thence turn 57 degrees 11 minutes 49 seconds right and run 672.80 feet along said railroad boundary to a point; thence turn 72 degrees 43 minutes 52 seconds right and run 941.99 feet along an accepted property line to a 1.25" pipe on the accepted West boundary of aforementioned NE 1/4-NE 1/4 of Section 31, Township 19 South, Range 2 East, said point being 358.14 feet North of the SW corner of said NE 1/4-NE 1/4; thence turn 49 degrees 50 minutes 00 seconds right and run 392.75 feet to a 1/2" rebar that is 575.02 feet South of a 1" crimped pipe accepted as the NW corner of said NE 1/4-NE 1/4; thence turn 89 degrees 58 minutes 02 seconds right and run 1289.53 feet to the Point of Beginning of herein described parcel of land. Situated in the East 1/2-NE 1/4 of Section 31, Township 19 South, Range 2 East, Shelby County, Alabama.

  
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