

This instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Chris Holcombe
660 18th St
Calera, AL 35040

20180201000033840
02/01/2018 11:20:40 AM
DEEDS 1/2

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixty Thousand Nine Hundred And No/100 Dollars (\$160,900.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Dianna Lynn Mullen, a single woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Chris Holcombe (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama:

Lots 1, 2, and 3, in Block 57, according to J. H. Dunstan's Map of Calera, Alabama, recorded in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Source of Title:

Statutory Warranty Deed recorded in Instrument #20060413000171610

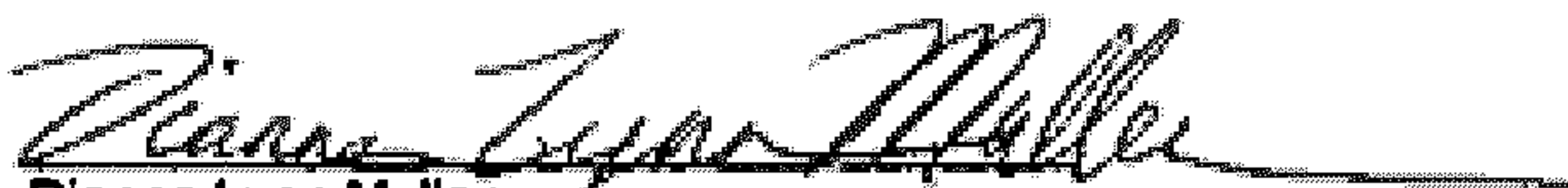
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a PURCHASE MONEY MORTGAGE being executed simultaneously herewith.

Subject to a third party mortgage in the amount of \$157,985.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 31, 2018.


Dianna Lynn Mullen

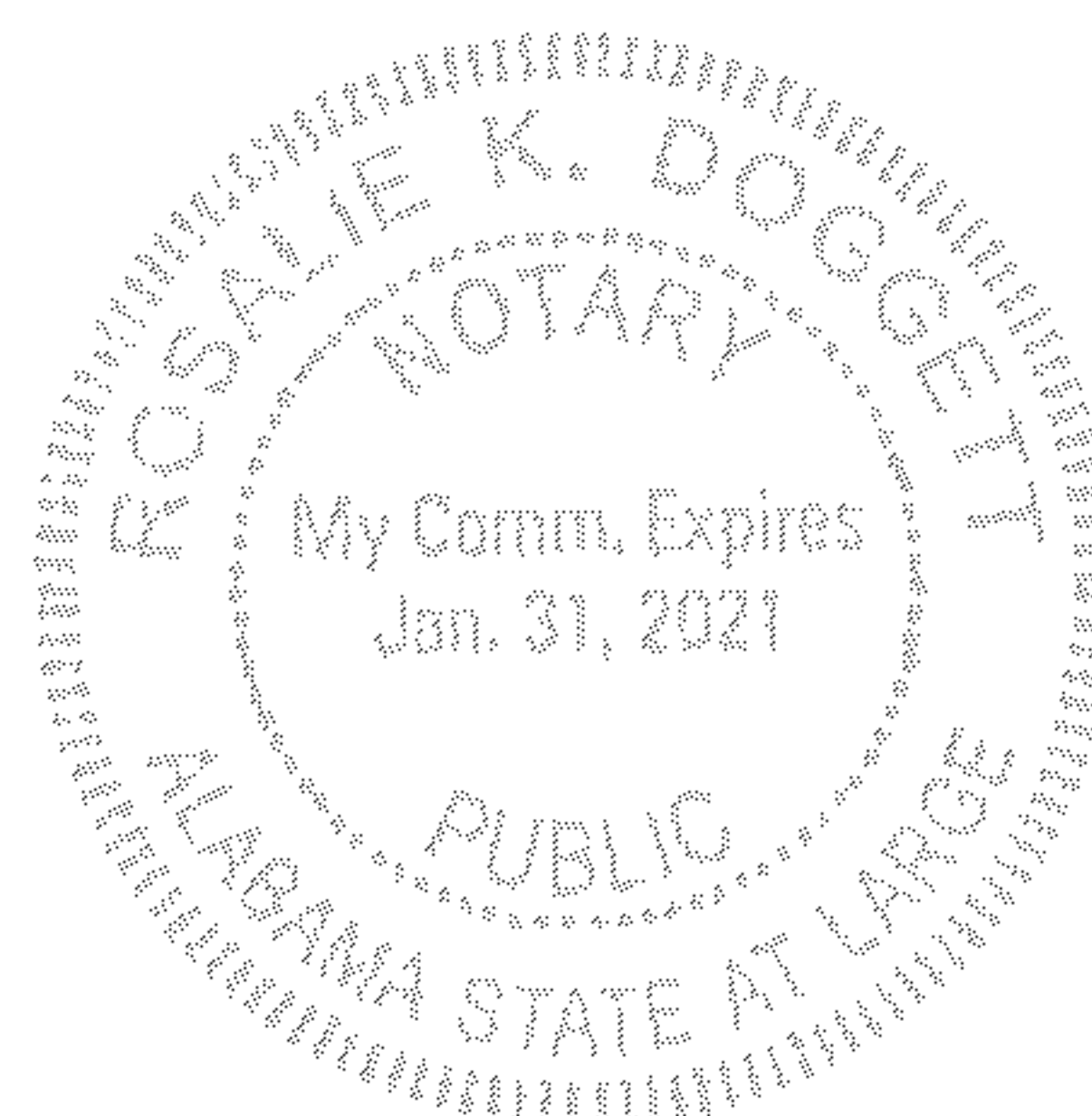
STATE OF Alabama
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Dianna Lynn Mullen 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 on this 31 day of January, 2018.


Notary Public

My commission expires: 1/31/21



Real Estate Sales Validation Form

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

Grantor's Name Dianna Lynn Mullen

Grantee's Name Chris Holcombe

Mailing Address 660 18th St
Calera, AL 35040Mailing Address 4074 Hwy 26
Columbiana, AL 35051Property Address 660 18th St
Calera, AL 35040

Date of Sale January 31, 2018

Total Purchase Price \$160,900.00

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 StatementIf 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 - Dianna Lynn Mullen, 660 18th St, Calera, AL 35040.

Grantee's name and mailing address - Chris Holcombe, 4074 Hwy 26, Columbiana, AL 35051.

Property address - 660 18th St, Calera, AL 35040

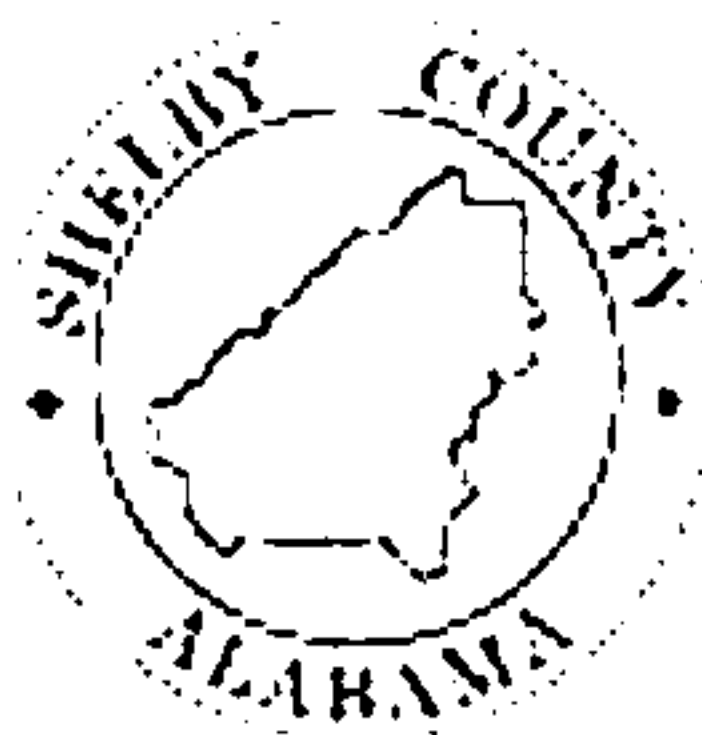
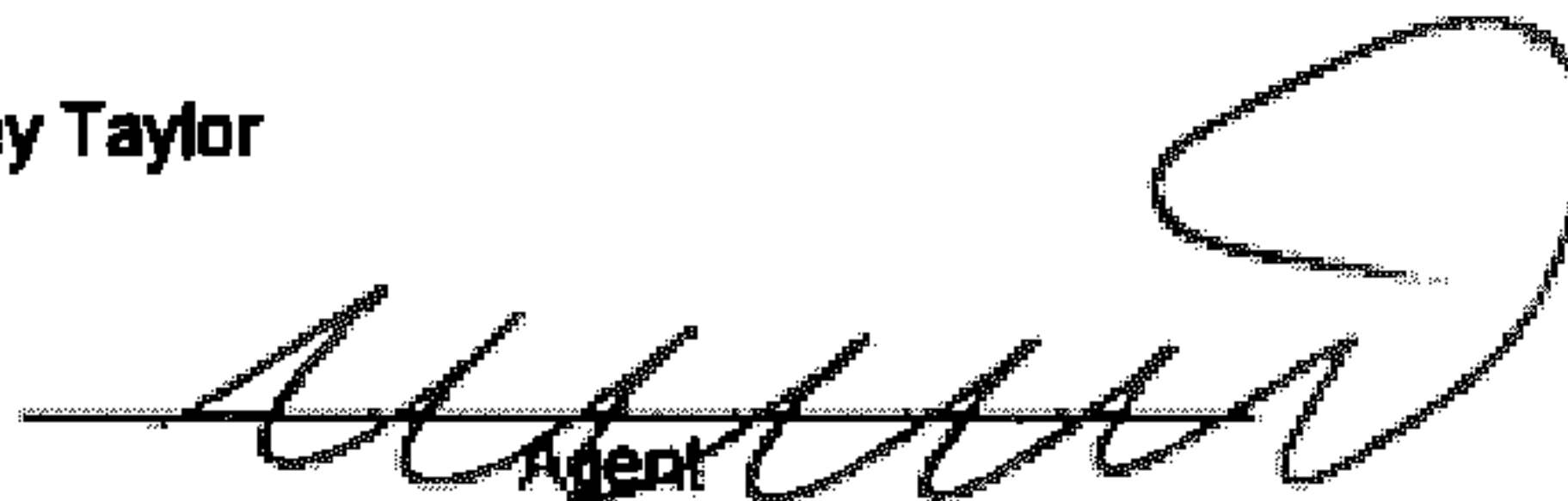
Date of Sale - January 31, 2018.

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: January 31, 2018

Hailey Taylor

Sign

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/01/2018 11:20:40 AM
\$21.00 CHERRY
20180201000033840