

This instrument was prepared by:  
**Ellis, Head, Owens & Justice**  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
**Billy R. & Karen D. Scurlock**  
2229 Hwy 36  
Chelsea, AL 35043

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Two Hundred Fifty Thousand and No/00 Dollars (\$250,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **David R. Holcomb and wife, Leslie A. Holcomb, herein referred to as grantor, whether one or more** do grant, bargain, sell and convey unto, **Billy R. Scurlock and Karen D. Scurlock (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

Subject to 2018 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

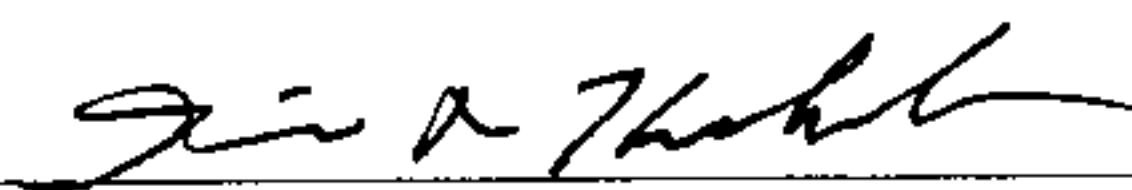

The property herein described also includes a manufactured home located on Tract 2, whose titles have been retired, described as follows Model: EZ440, Serial Nos.: SAD020560ALCACP, SAD020560ALAACP, SAD020560ALBACP.

**TO HAVE AND TO HOLD** to the said grantee, 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 28<sup>th</sup> day of February, 2018.

\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
David R. Holcomb  
  
\_\_\_\_\_  
Leslie A. Holcomb

STATE OF ALABAMA  
SHELBY COUNTY

**I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David R. Holcomb and Leslie A. Holcomb, who 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 this 28<sup>th</sup> day of February, 2018.

My Commission Expires: 9-11-19

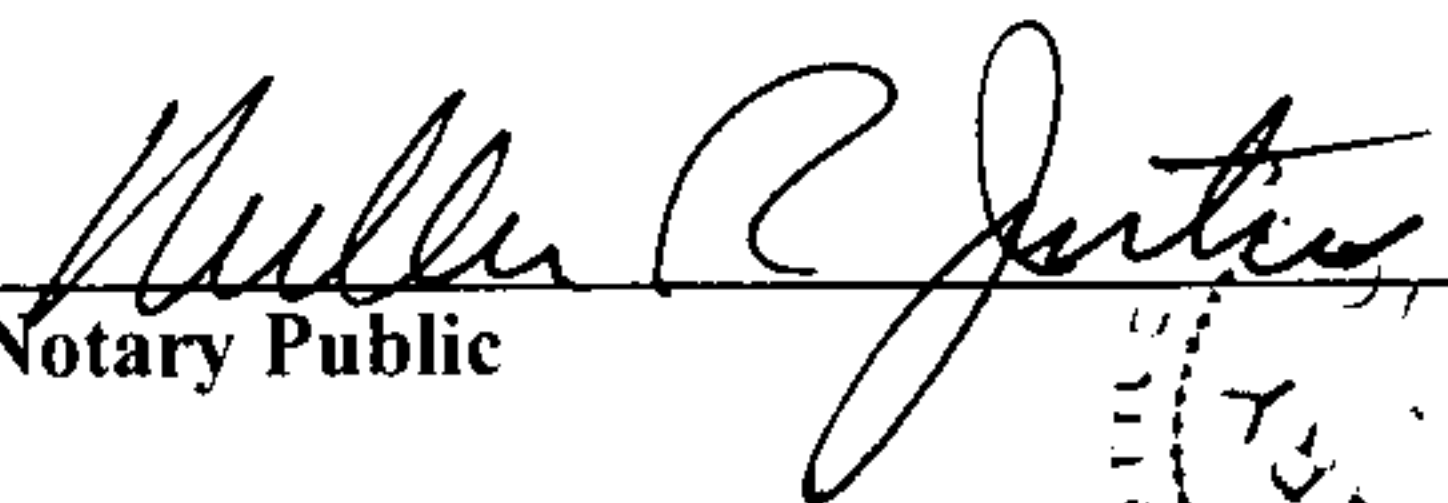

  
\_\_\_\_\_  
Notary Public  


EXHIBIT "A"  
LEGAL DESCRIPTION

TRACT 1:

The NE 1/4 of the SW 1/4 of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama.  
Minerals and mining rights excepted.

LESS AND EXCEPT that parcel of land conveyed to Jerry Maxwell Davis and wife, as recorded in Deed Book 243, Pae 182. in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that parcel of land conveyed to David R. Holcomb and wife, Leslie A. Holcomb, as recorded in Instrument #20070417000176610, in Probate Office of Shelby County, Alabama.

TRACT 2:

Commencing at the NE corner of the NE 1/4 of the SW 1/4 of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 89 degrees 59 minutes 57 seconds West, along the North boundary line of said 1/4-1/4 Section for a distance of 183.79 feet to the point of beginning; thence continuing West along said line, a distance of 398.68 feet; thence South 70 degrees 42 minutes 36 seconds West a distance of 155.76 feet; thence North 59 degrees 02 minutes 54 seconds West for a distance of 92.32 feet to the Southeasterly right of way line of Shelby County road No. 36; Thence South 64 degrees 04 minutes 52 seconds West along said road right of way for a distance of 100.00 feet; thence South 57 degrees 05 minutes 10 seconds East, a distance of 474.93 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 316.12 feet; thence North 0 degrees 00 minutes 07 seconds West, a distance of 305.75 feet to the point of beginning.



20180301000065640 2/3 \$271 00  
Shelby Cnty Judge of Probate, AL  
03/01/2018 10 09:58 AM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name : David R. & Leslie A. Holcomb  
Mailing Address 2004 Discovery Dr.  
Montevallo, AL 35115

Grantee's Name: Billy Scurlock & Karen D. Sculock  
Mailing Address: 2229 Hwy 36  
Chelsea, AL 35043

Property Address: 2229 Hwy 36  
Chelsea, AL 35043

Date of Sale 2-28-18  
Total Purchase Price \$ 250,000.00  
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  
☒ 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 - 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 2-28-18

\* Sign Leslie A. Holcomb  
(Grantor/Grantee/Owner/Agent) circle one

Print Leslie A. Holcomb

Unattested

(Verified by)

Form RT-1

