

Send tax notice to:  
DANIEL TODD HOLCOMBE  
1772 KING JAMES DRIVE  
ALABASTER, AL, 35007

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2018030

20180419000132210

SHELBY COUNTY

04/19/2018 02:39:35 PM  
DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fourteen Thousand Nine Hundred and 00/100 Dollars (\$214,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **JAMES CLARK and TRACY CLARK**, husband and wife, whose mailing address is: 10598 County Rd 38 Jenison AL 35085 (hereinafter referred to as "Grantors") by **DANIEL TODD HOLCOMBE and LINDSEY HOLCOMBE** whose property address is: 1772 KING JAMES DRIVE, ALABASTER, AL, 35007 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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, to-wit:

**Lot 5, according to the survey of King's Meadow, Second Sector, as recorded in Map Book 9, Page 168, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
3. Subject to any line right of ways including electric line, telephone line, cable lines, water and sewer line right of ways in use and existing in, on, or under the ground and all rights in relation thereto. Under and subject to the ultimate width of rights-of-way of any and all public highways, roads, or streets, and all public utility rights-of-way whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises conveyed or affecting same as a matter of record, which may be over and across said deed.
4. Set back lines, easements, notes, reservations, open spaces, conditions, widening strips, restrictions or other matters affecting said property as shown on the plat or map when a plat or map exists.
5. Such state of facts as shown on Survey of King's Meadow, Second Sector, as recorded in Map Book 9, Page 168.
6. All outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated 3/13/2017 and recorded on 3/16/2017 in Instrument No.

20170316000089460 in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

- 7. Subject to existing easements, restrictions and covenants, set back and rights of way, if any, of record.

\$171,920.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 17th day of April, 2018.

*James Clark*  
\_\_\_\_\_  
JAMES CLARK

*Tracy Clark*  
\_\_\_\_\_  
TRACY CLARK

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES CLARK and TRACY CLARK whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of April, 2018.

*Charles D. Stewart, Jr.*  
\_\_\_\_\_  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 4/30/20



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/19/2018 02:39:35 PM  
\$61.00 CHERRY  
20180419000132210

*James W. Fuhrmeister*