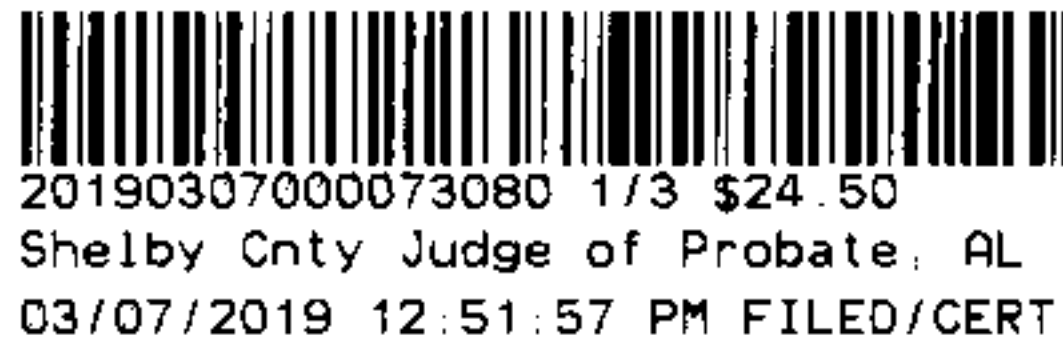


This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080



Send Tax Notice to:
Cory Scott King
114 Holcombe Dr.
Maylene, AL 35114

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FIFTEEN (\$115,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Helen B. Holcombe**, an unmarried woman (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Cory Scott King**, an unmarried man (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the NE corner of Section 5, Township 21 South, Range 3 West, Shelby County, Alabama, and run west along the North line of said section for a distance of 635.98 feet; thence left 87 degrees 54 minutes and run southerly for a distance of 253.90 feet to point of beginning; said point of beginning being in the center of a public road; thence left 98 degrees 21 minutes and run easterly and along the center of said road for a distance of 41.95 feet; thence right 3 degrees 50 minutes and run easterly for a distance of 76.24 feet to a point of curve to the left, said curve having a central angle of 99 degrees 32 minutes and a radius 32.75 feet; thence along arc of said curve for a distance of 56.89 feet to point of tangent; thence along said tangent line for a distance of 107.59 feet; thence left 71 degrees 30 minutes and run westerly for a distance of 119.3 feet; thence left 18 degrees 42 minutes and run westerly for a distance of 100.0 feet; thence left 7 degrees 43 minutes for a distance of 50.0 feet; thence left 17 degrees 00 minutes for a distance of 50.00 feet; thence left 30 degrees 34 minutes for a distance of 50 feet; thence left 33 degrees 46 minutes for a distance of 50 feet; thence left 44 degrees 28 minutes for a distance of 35.00 feet; thence left 40 degrees 29 minutes for a distance of 158.48 feet to point of beginning. Containing 1.13 acres, more or less.

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

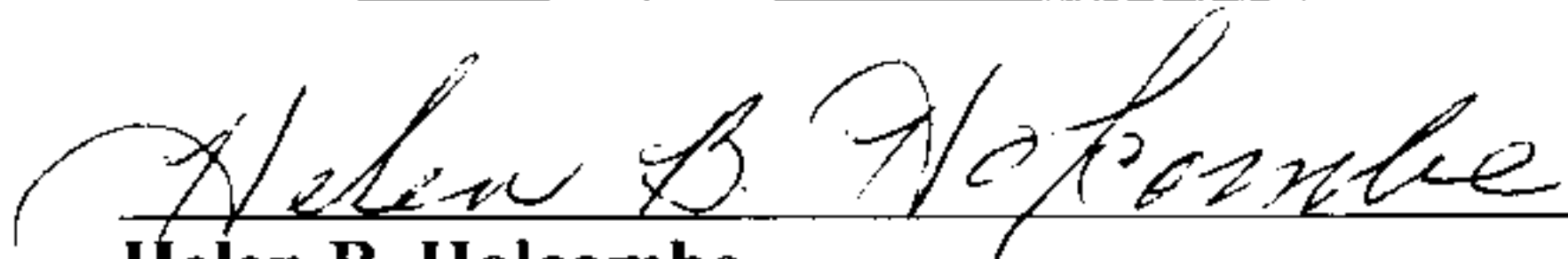
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all

Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 6 day of March, 2019.


Helen B. Holcombe

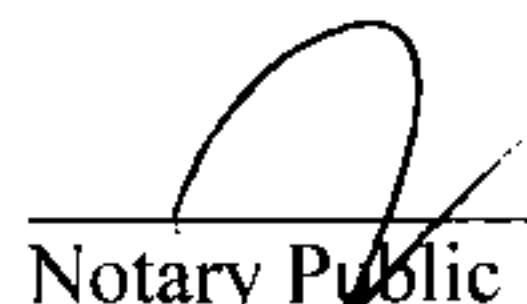
STATE OF ALABAMA
SHELBY COUNTY

}


SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Helen B. Holcombe**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6 day of March, 2019.


Notary Public
My Commission Expires: 1/18/21

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan 18 2021


20190307000073080 2/3 \$24.50
Shelby Cnty Judge of Probate, AL
03/07/2019 12:51:57 PM 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 Helen B. Holcombe
Mailing Address 114 Holcombe Dr.
Maylene, AL 35114

Grantee's Name Cory Scott King
Mailing Address 114 Holcombe Dr.
Maylene, AL 35114

Property Address 114 Holcombe Dr.
Maylene, AL 35114

Date of Sale 03/06/2019
Total Purchase Price \$ 115,000.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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 03/06/2019

Print Justin Smitherman

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested



20190307000073080 3/3 \$24.50
Shelby Cnty Judge of Probate, AL
03/07/2019 12:51:57 PM FILED/CERT

Verified by)