

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, I, **TODD HOLDER, a married man**, the undersigned Grantor, do grant, bargain, sell and convey my interest, to **CHRISTOPHER TODD HOLDER, Trustee for the Holder Living Trust, dated January 29, 2019**, Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

Commence at the Southeast corner of the Northwest quarter of the Northeast quarter of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence South 88° 30' 00" West along the South line of said quarter-quarter a distance of 393.47 feet to a found capped rebar on the West margin of Shelby County Highway No. 213; thence run North 09° 51' 25" West along said margin of said Highway a distance of 212.25 feet to a set 1/2 inch rebar corner and the point of beginning of the property being described; thence run North 06° 58' 41" West along the said West margin of said Highway 213 a distance of 160.85 feet to a set 1/2 inch steel rebar corner; thence run South 88° 56' 55" West a distance of 352.67 feet to a set 1/2 inch steel rebar corner on the East margin of U. S. Highway No. 31; thence run South 04° 40' 48" West along the said East margin of said Highway 31 a distance of 162.42 feet to a set 1/2 inch steel rebar corner; thence run North 88° 42' 27" East a distance of 385.51 feet to the point of beginning, AS PER THE SURVEY OF CONN, ALLEN & CONN, DATED FEBRUARY 24, 2000, S. M. ALLEN, ALABAMA REGISTERED SURVEYOR NO. 12944.

Source of Title: Instrument # 2000-16023

THIS IS NOT MY HOMESTEAD.

This deed prepared without benefit of title examination or survey and was

prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, his successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, his successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of January, 2019.



TODD HOLDER (SEAL)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **TODD HOLDER**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

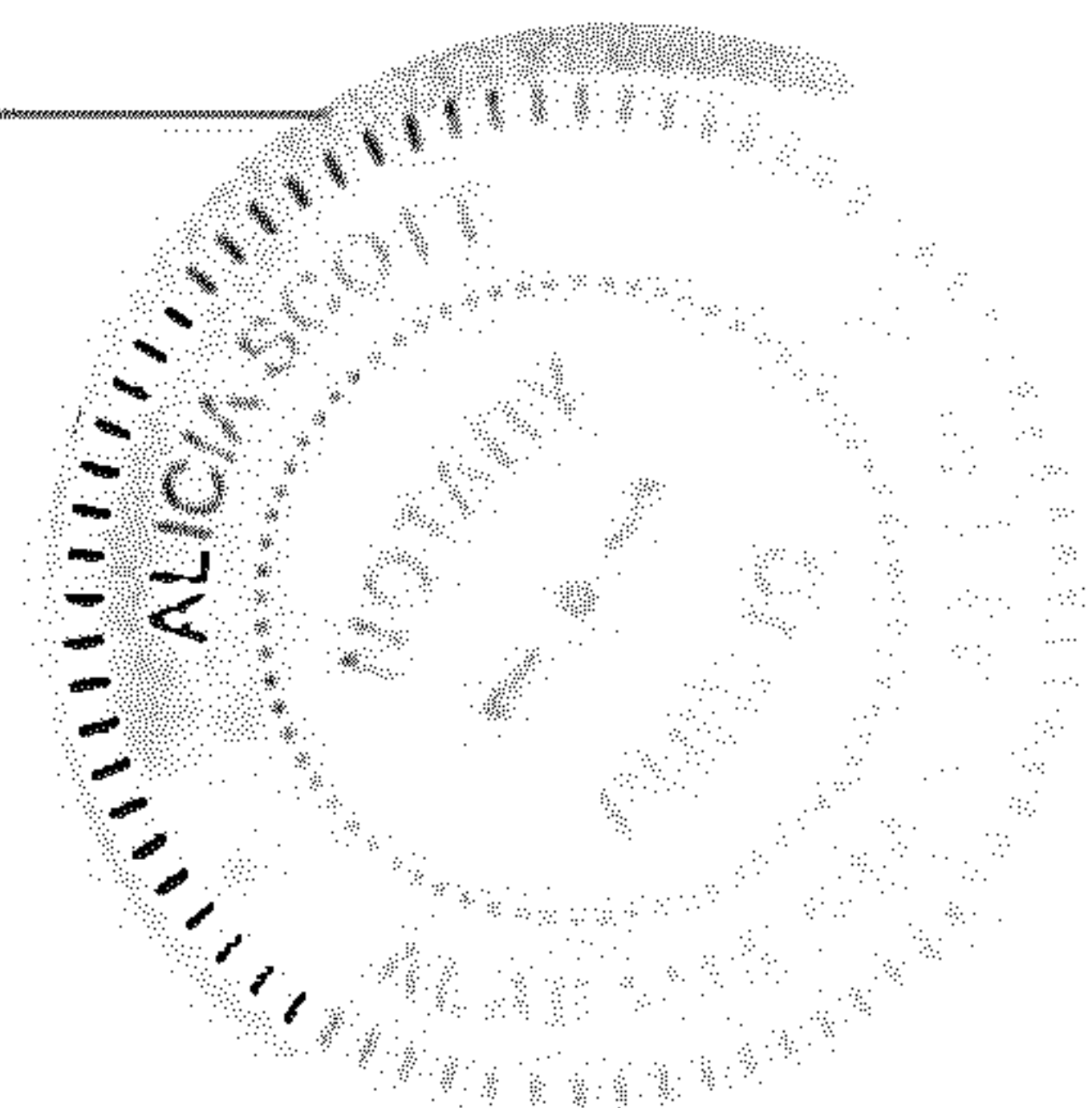
Given under my hand and official seal, this 29th day of January, 2019.



Notary Public

My Commission Expires
July 27, 2022

This Instrument was Prepared By:
BRADFORD & HOLLIMAN, LLC
Melanie B. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281
Fax: (205) 663-9464



Real Estate Sales Validation Form

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

Grantor's Name Todd Holder
Mailing Address 1425 Legacy Drive
Birmingham, AL 35242

Grantee's Name Christopher Todd Holder
Mailing Address 1425 Legacy Drive
Birmingham, AL 35242

Property Address 28 2 09 0 001 012.000

Date of Sale 01/29/19
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 138,780

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 1/29/19

Print Melanic B. Holloman

Unattested

Sign Melanic B. Holloman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/10/2019 02:08:28 PM
\$160.00 CHERRY
20190410000117680

Alvin S. Boyd