

This instrument was prepared by:
Jonathan A. Spann
Morrison & Spann, LLC
101 North Main Street
Post Office Box 278
Columbiana, AL 35051

SEND TAX NOTICE TO:
Darian Holcombe
277 Wildwood Chapel Road
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY



20191023000390180 1/2 \$57.50
Shelby Cnty Judge of Probate, AL
10/23/2019 11:40:15 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned sole surviving Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, I, Brenda Joyce Holcombe, a widowed woman, do grant, bargain, sell and convey unto Darian Holcombe and Darlene Holcombe, (herein referred to as "Grantees"), their heirs and assigns forever, in fee simple, share and share alike, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the southeast corner of the NE ¼ of the SW ¼ of Section 13, Township 21, Range 2 West and run north along the east line of said forty acres 100 feet; thence west 328 feet to the north line of a private road leading from the former residence of Frank Morgan and wife, Edith Morgan to the Columbiana-Saginaw Cut-off road; thence run along the north line of said private road in a westerly and southwesterly direction to the point where the same intersects the south line of said forty acres; thence along the south line of said forty acres east 900 feet to the point of beginning.

Mineral and mining rights excepted.

Also that part of the following described property which lies north of the Columbiana-Saginaw paved road: the east 30 acres of the SE ¼ of SW ¼ of Section 13, Township 21 South, Range 2 West, except the following: Commencing at a point 330 feet east of the southwest corner of said SE ¼ of Section 13 and run east along the south line 30 feet thence north 1050 feet; thence west 30 feet; thence south 1050 feet to the point of beginning of said exception.

SUBJECT TO: Existing easements, restrictions, set back lines, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said GRANTEE, his/her heirs and assigns forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that I/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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 23rd day of October, 2019.

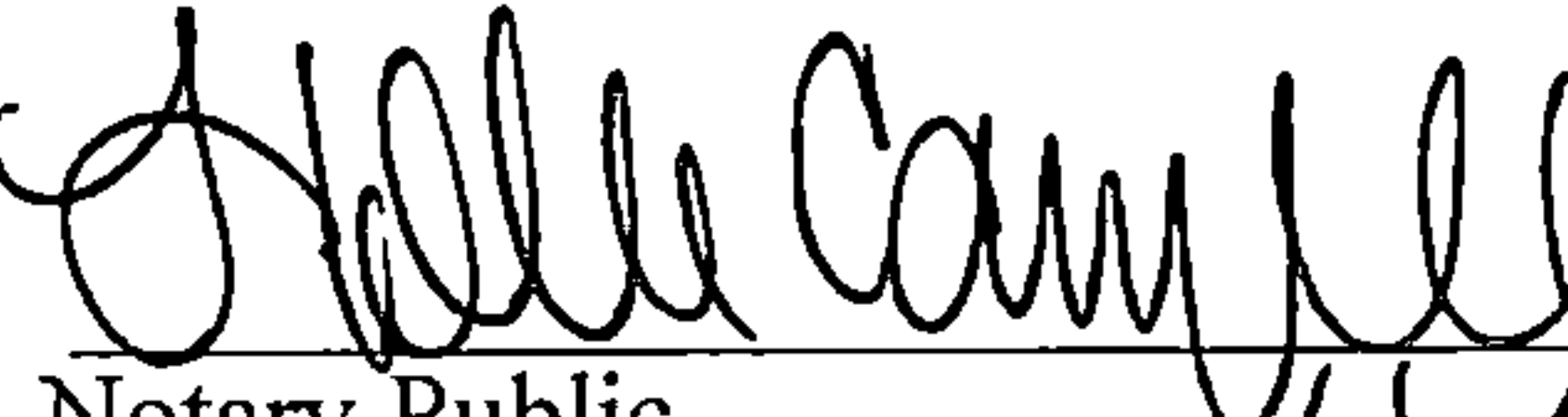

BRENDA JOYCE HOLCOMBE

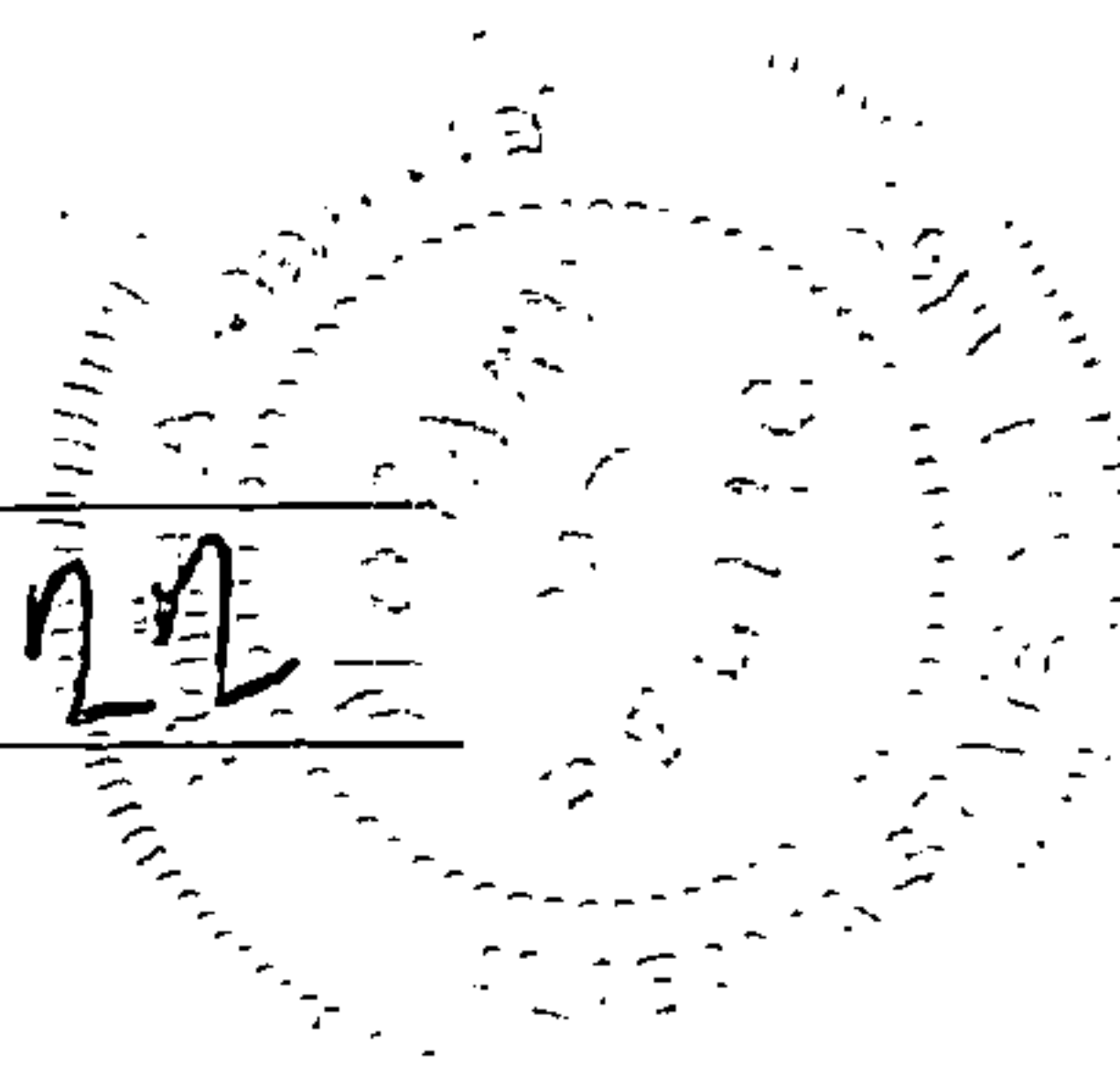
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRENDA JOYCE HOLCOMBE, a widowed woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of October, 2019.

Shelby County, AL 10/23/2019
State of Alabama
Deed Tax: \$32.50


Notary Public
My Commission Expires: 4-30-22



Real Estate Sales Validation Form

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

Grantor's Name Brenda Joyce Holcombe
Mailing Address 15 Wildwood Lane
Columbiana, AL 35051

Grantee's Name Darian? Darlene Holcombe
Mailing Address 277 Wildwood Chapel Rd.
Columbiana, AL 35051

Property Address N/A
Parcel Number 22 6 13 0 000 015.000

Date of Sale 10/23/2019
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$32,440.00



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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 10/23/2019

Print Hollie Campbell / Morrison? Spann, LLC

Sign Hollie Campbell
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1