

This Instrument was Prepared by:

Send Tax Notice To: Robert L. Coe
Ann P. Coe

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

2007 EAGLE Hollow Cir.
BIRMINGHAM AL
35242

File No.: MV-19-25693

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Sixty Five Thousand Dollars and No Cents (\$265,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **The Estate of John Howard Holcombe, deceased, Probate Case #2019-000531, in the Probate Office of Shelby County, Alabama by Alicia M. Holcombe as Trustee and Personal Representative and Alicia M. Holcombe, a married woman Individually, Daniel H. Holcombe, a married man Individually, and Christopher L. Holcombe, a married man Individually**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Robert L. Coe and Ann P. Coe**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2020 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantors herein or their spouses. Grantors herein are all the heirs at law of John Howard Holcombe, deceased.

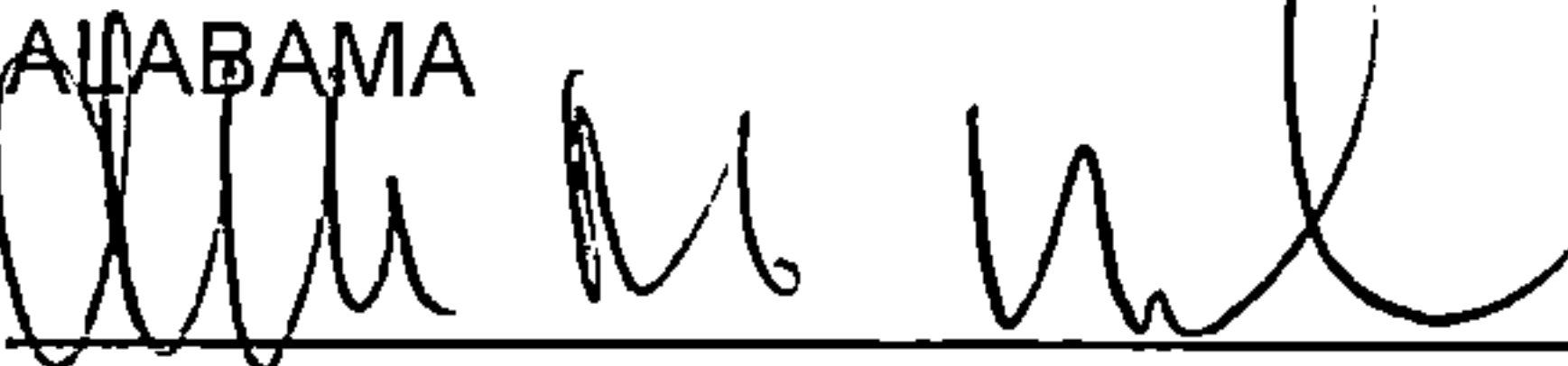
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

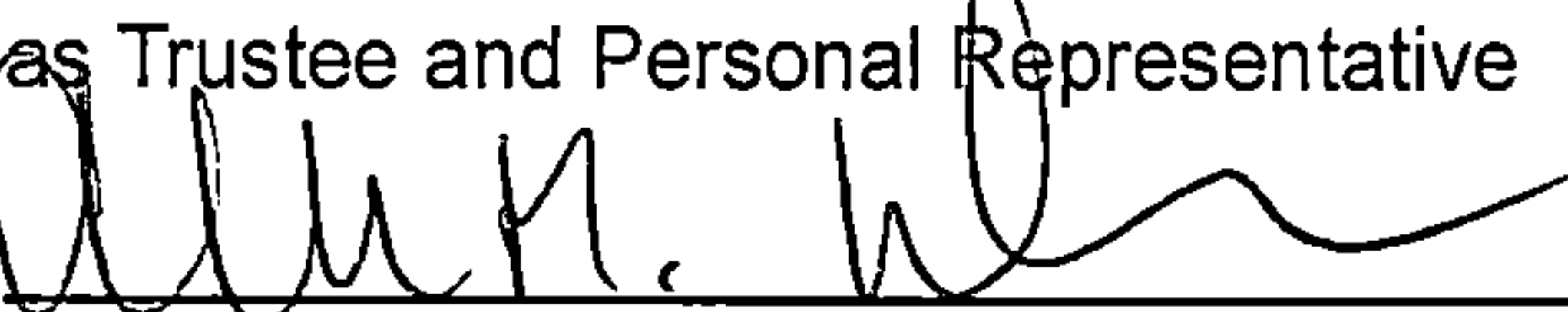
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.


And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.


IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of November, 2019.


THE ESTATE OF JOHN HOWARD HOLCOMBE,
DECEASED, PROBATE CASE #2019-000531, IN
THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA


Alicia M. Holcombe
as Trustee and Personal Representative


Alicia M. Holcombe
Individually


Daniel H. Holcombe
Individually


Christopher L. Holcombe
Individually

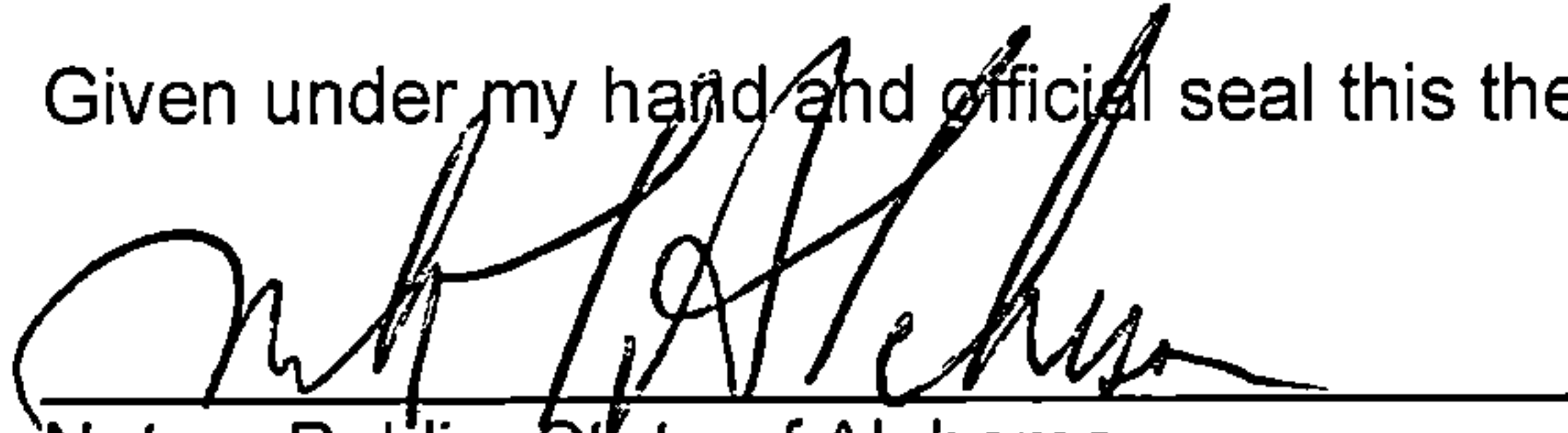

20191118000426670 1/4 \$300.00
Shelby Cnty Judge of Probate, AL
11/18/2019 10:18:00 AM FILED/CERT

State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that The Estate of John Howard Holcombe, deceased, Probate Case #2019-000531, in the Probate Office of Shelby County, Alabama by Alicia M. Holcombe as Trustee and Personal Representative, Alicia M. Holcombe, Daniel H. Holcombe, and Christopher L. 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of November, 2019.



Notary Public, State of Alabama

Mike T Atchison

My Commission Expires: September 22, 2020

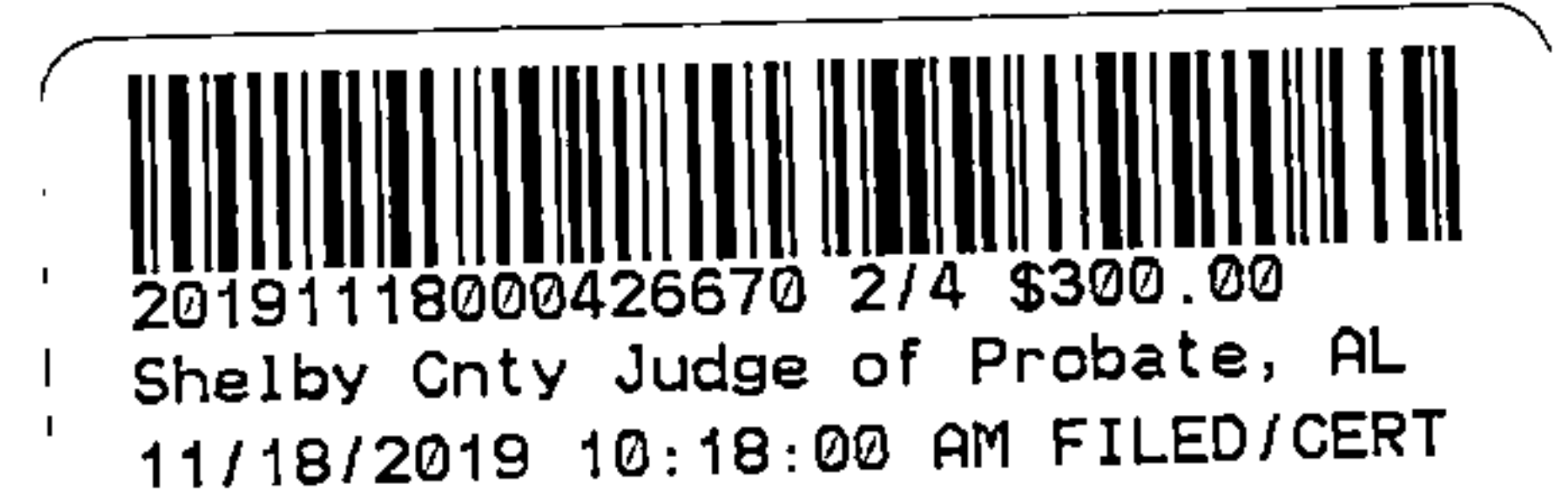
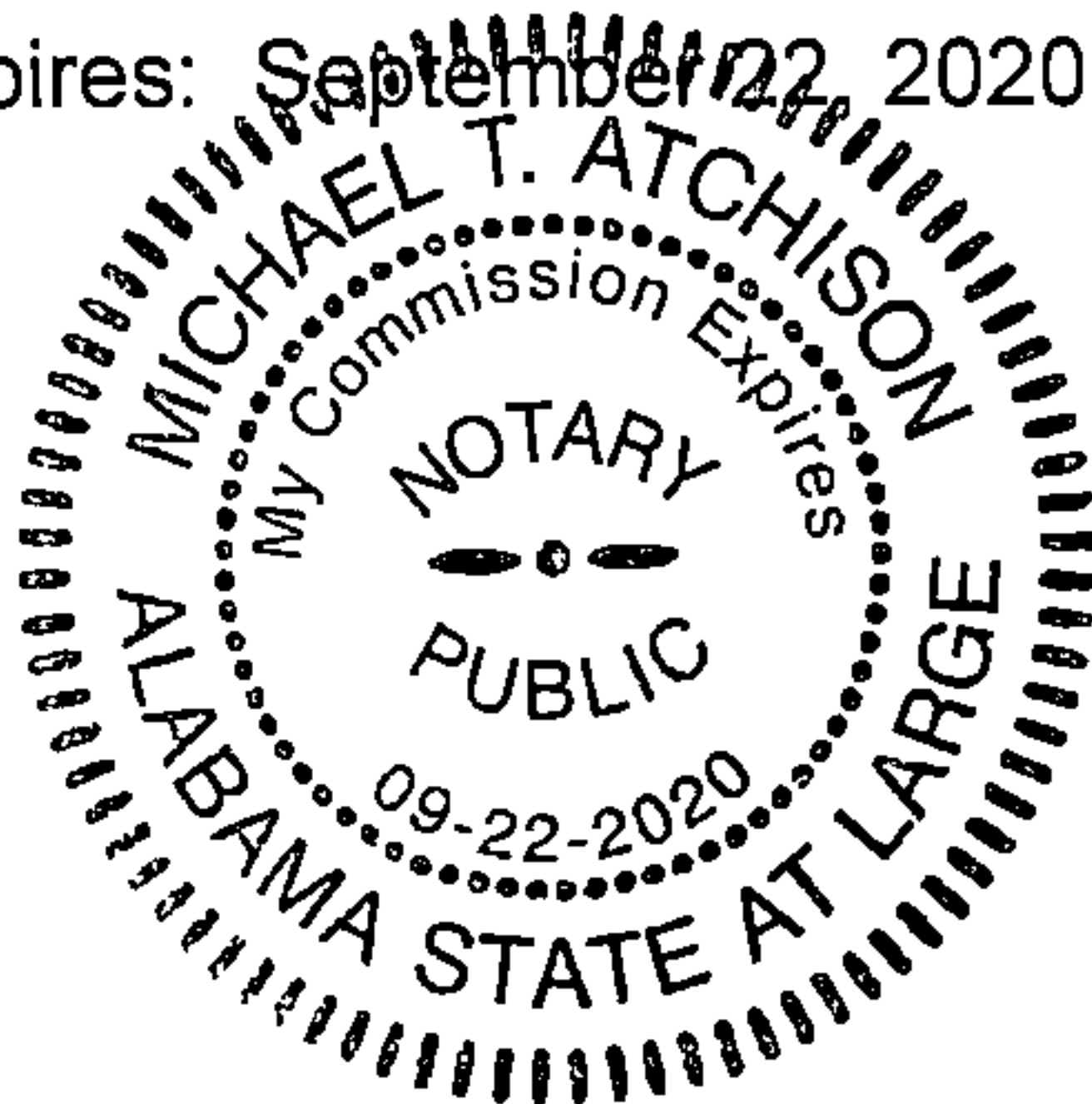



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of the Southeast One-Fourth of the Northwest One-Fourth of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed North 00 degrees 01 minutes 18 seconds West along the East boundary of said quarter-quarter section for a distance of 434.56 feet to a 2-inch pipe in place, said point being the point of beginning; from this beginning point North 71 degrees 46 minutes 33 seconds West for a distance of 441.83 feet to a 2-inch pipe in place; thence proceed North 19 degrees 15 minutes 26 seconds East for a distance of 243.91 feet to a 1/2-inch pipe in place; thence North 53 degrees 27 minutes 42 seconds West for a distance of 172.84 feet to a 1/2-inch rebar in place; thence proceed North 52 degrees 29 minutes 28 seconds West for a distance of 343.62 feet to a 1/2-inch rebar in place; thence proceed North 37 degrees 30 minutes 26 seconds East for a distance of 419.09 feet to a 1/2-inch rebar in place being located on the Southwest right of way of U.S. Highway 280; thence proceed South 53 degrees 11 minutes 55 seconds East along the right of way of said highway for a distance of 618.53 feet to a 1/2-inch rebar in place being located on the East boundary of said Quarter-Quarter Section; thence proceed South 00 degrees 01 minutes 18 seconds East along the East boundary of said Quarter-Quarter Section for a distance of 642.50 feet to the point of beginning.

The above described land being located in the Southeast One-Fourth of the Northwest One-Fourth and the Northeast One-Fourth of the Northwest One-Fourth of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama.\

According to survey of Christopher M. Ray, RLS #26017, dated November 1, 2019.


20191118000426670 3/4 \$300.00
Shelby Cnty Judge of Probate, AL
11/18/2019 10:18:00 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 The Estate of John Howard
Holcombe, deceased, Probate Case
#2019-000531, in the Probate Office
of Shelby County, Alabama

Mailing Address _____

Property Address 2963 Hwy 280 E
Harpersville, AL 35078

Shelby County, AL 11/18/2019
State of Alabama
Deed Tax: \$265.00

Grantee's Name Robert L. Coe
Ann P. Coe

Mailing Address 2007 Eagle Hollow Circle
Birmingham, AL 35242

Date of Sale November 15, 2019
Total Purchase Price \$265,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

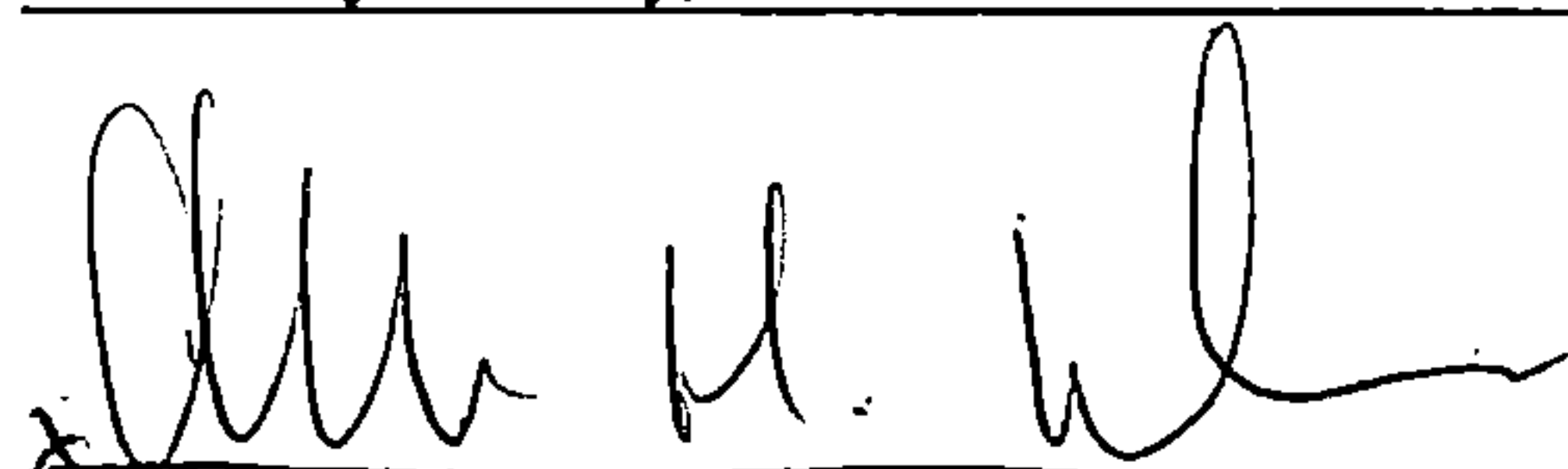
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 November 15, 2019

Print The Estate of John Howard Holcombe, deceased,
Probate Case #2019-000531, in the Probate Office
of Shelby County, Alabama



Form RT-1

