

This instrument was prepared by:
Fish Nelson & Holden, LLC
400 Century Park S #224
Birmingham, AL 35226

Send tax notice to:
Valencia Elise Little
2004 Highview Way
Calera, AL 35040

State of Alabama
County of Shelby

GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Phillip Kent Holsombeck**, a single man, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Valencia Elise Little**, a single woman (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel ID: 22-7-35-2-011-010.000

Address: 2004 Highview Way, Calera, AL 35040

Legal Description: Lot 968A according to a Resurvey of Lot 968 of Final Plat of Waterford Highlands Sector 4, Phase 2, as recorded in Map Book 38, Page 10 in the Probate Office of Shelby County, Alabama.

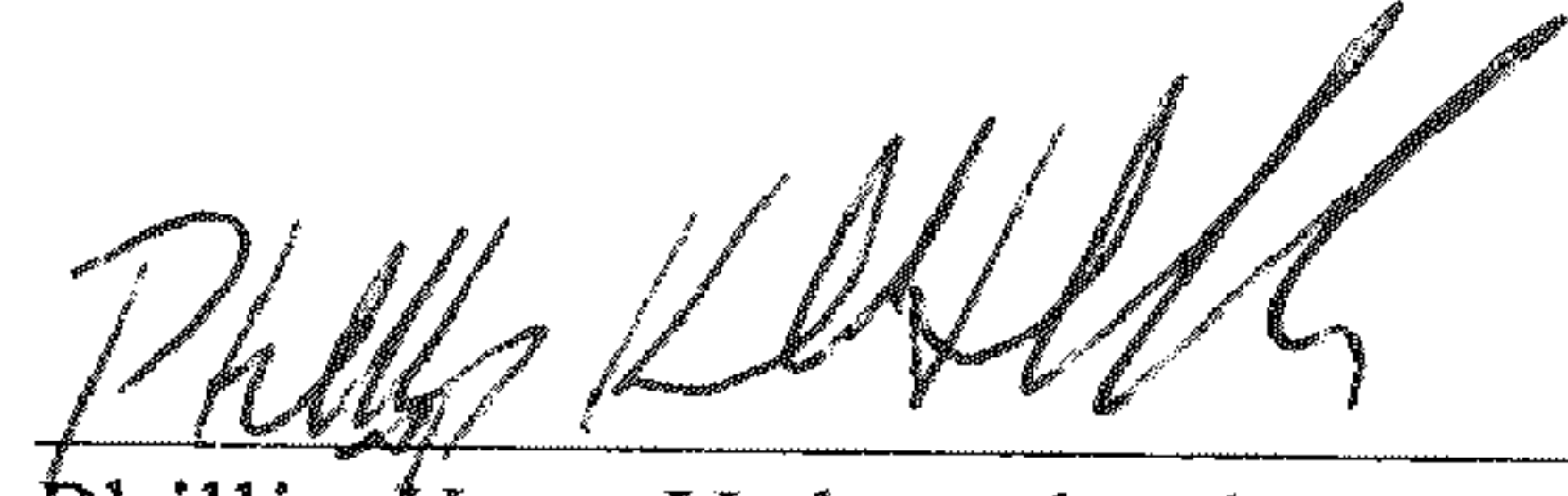
Subject to taxes for the year 2020 and subsequent years not yet due and payable; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

Be it known that \$172,975.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; 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 grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

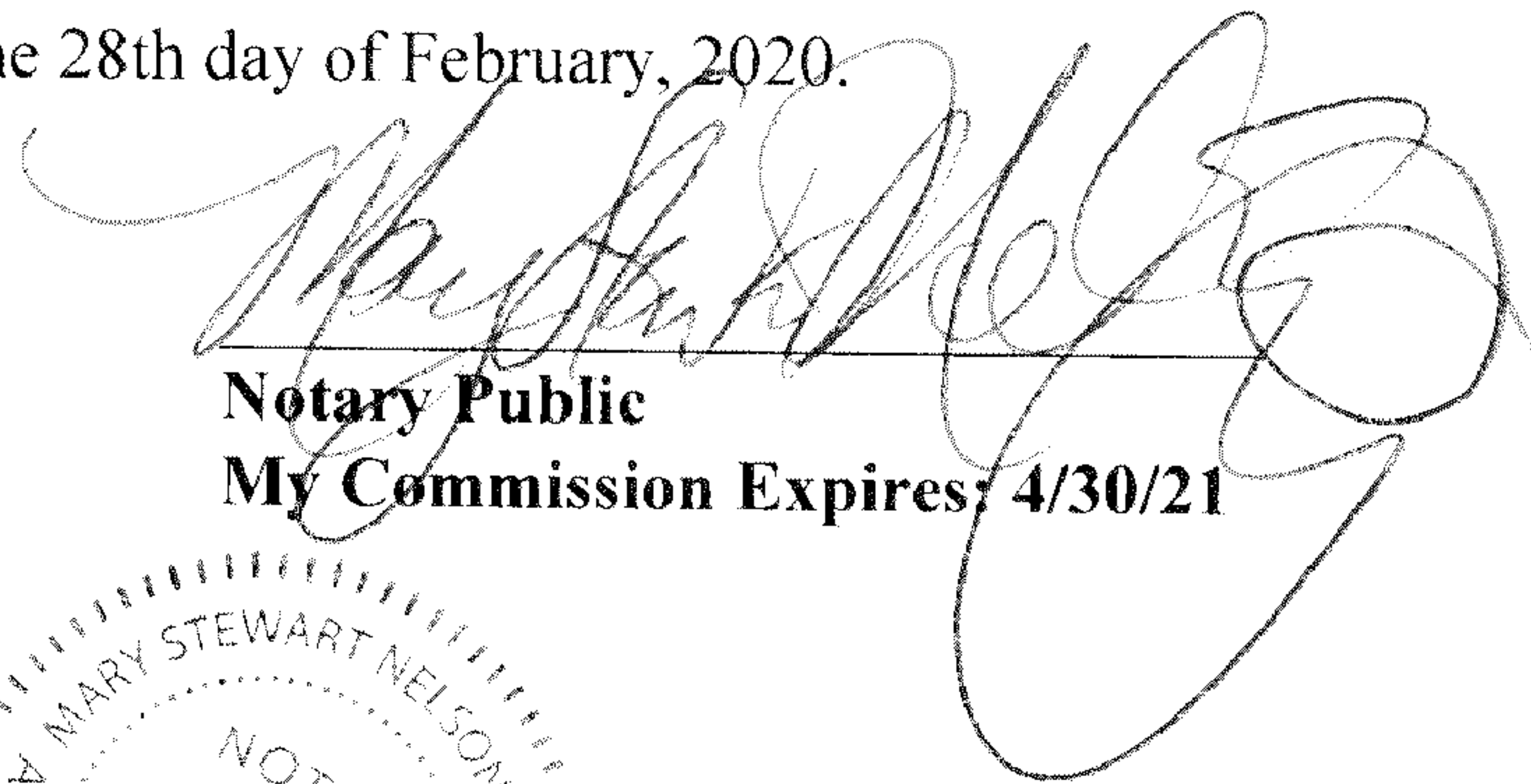
In Witness Whereof, I have hereunto set my hand and seal this the 28th day of February, 2020.

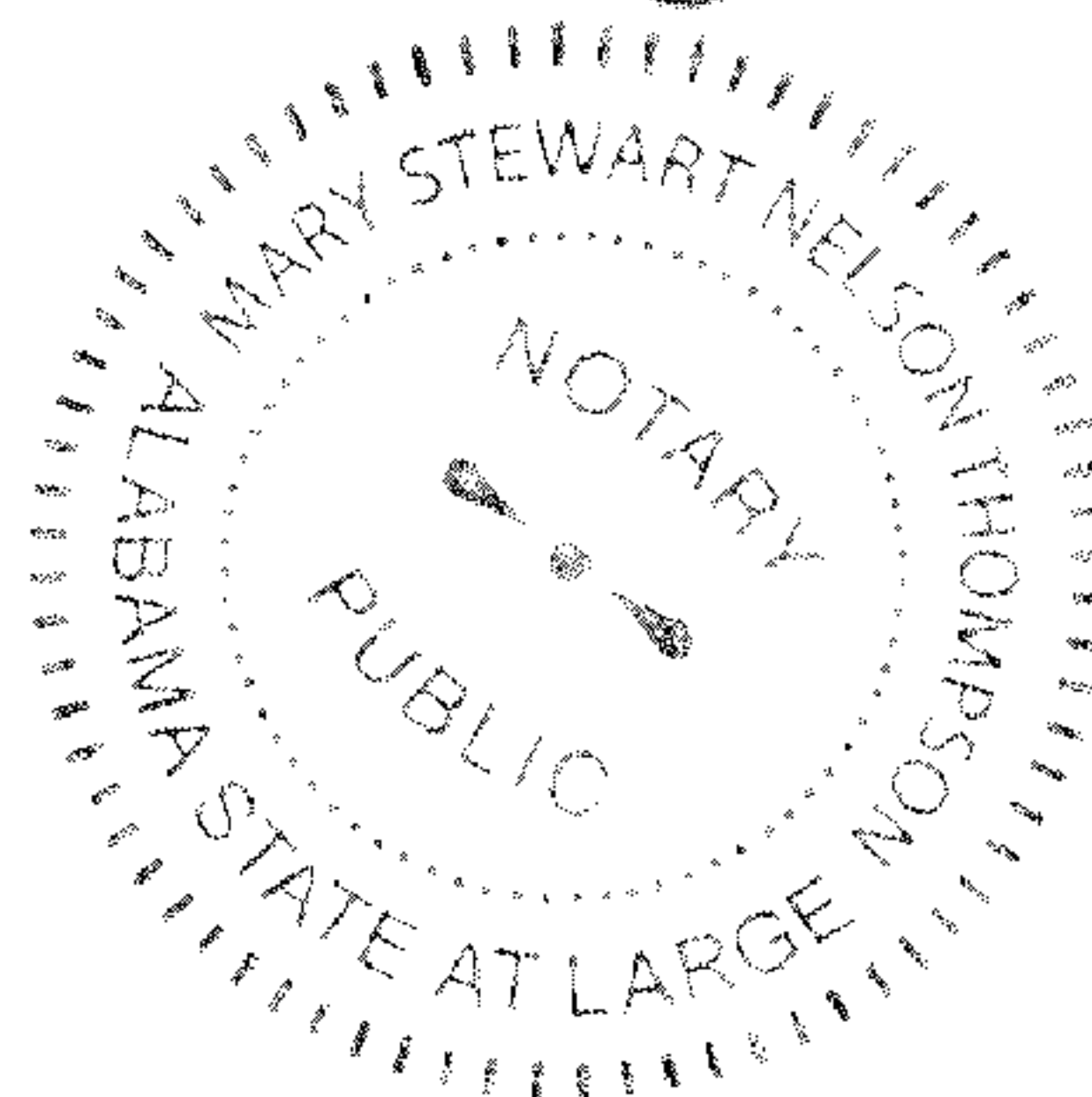

Phillip Kent Holsombeck

STATE OF ALABAMA
COUNTY OF SHELBY

I, Mary Stewart Nelson Thompson, a Notary Public in said and for said County, in said State, hereby certify that Phillip Kent Holsombeck whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of February, 2020.


Notary Public
My Commission Expires: 4/30/21



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

Grantor's Name Phillip Holsumbeck
Mailing Address 4157 Gardenia Lane
Moody AL 35004

Grantee's Name Valencia Little
Mailing Address 1381 Paragon Pkwy
Birmingham AL 35235

Property Address 2004 Highview Way
Calera AL 35040

Date of Sale 2-28-20
Total Purchase Price \$ 170,000.00

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
☒ 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 2-28-2020

Print Mary Stewart Nelson Thompson

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2020 10:22:07 AM
\$198.00 CHARITY
20200302000081060

Allen S. Bayl

Form RT-1