

This Instrument was Prepared by:

Send Tax Notice To: Timothy Michael Cockerill
Kandy Lynn Cockerill

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

277 Wildwood Chapel
Columbiana, AL 35051

File No.: S-20-26146

**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 **One Hundred Eighty Two Thousand Nine Hundred Dollars and No Cents (\$182,900.00)**, 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, **Darian Lane Holcombe and wife, Laticia Darlene Holcombe** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Timothy Michael Cockerill and Kandy Lynn Cockerill**, (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 taxes for 2020 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Darian Lane Holcombe and Darian Holcombe are one in the same person and Laticia Darlene Holcombe and Darlene Holcombe are one in the same person.

Gary R. Holcombe is deceased having died on 10 March 2010. Brenda Joyce Holcombe was a single woman at the time of execution of deed recorded in Instrument #201910230000390180.

\$173,755.00 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 27th day of March, 2020.

Darian Lane Holcombe
Darian Lane Holcombe

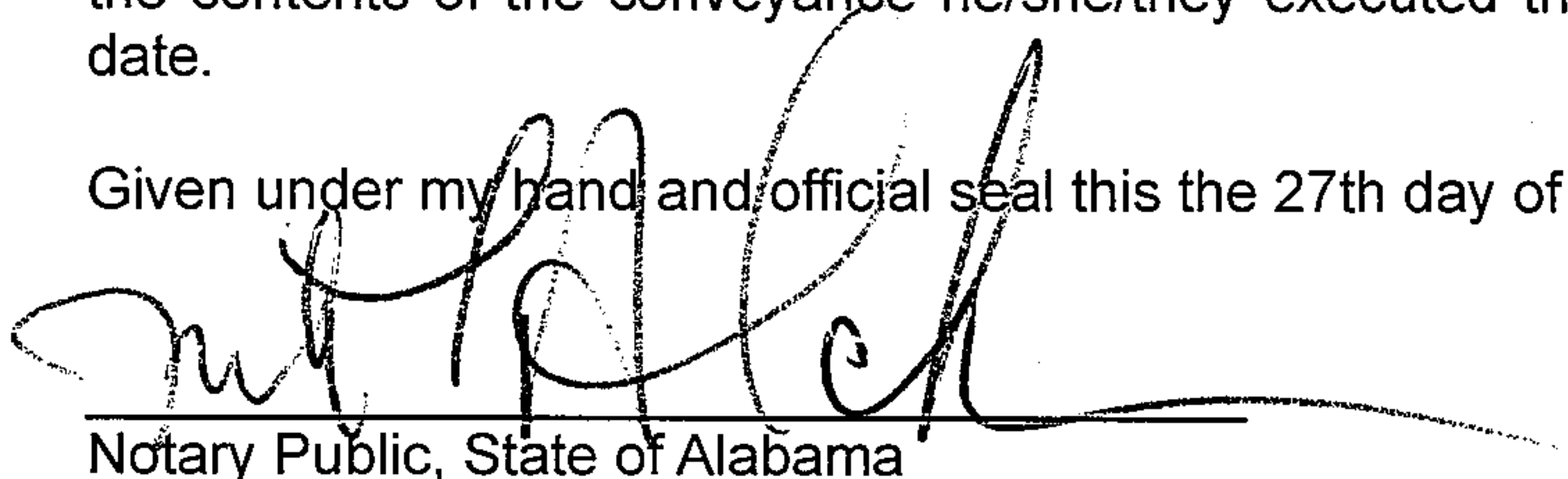
Laticia Darlene Holcombe
Laticia Darlene Holcombe

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 Darian Lane Holcombe and Laticia Darlene 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 27th day of March, 2020.



Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the Southwest corner of Section 13, Township 21 South, Range 2 West and run thence northerly along the West line of said Section 13 a distance of 1,344.45 feet; thence turn 91 degrees 12 minutes 17 seconds right and run easterly a distance of 1,333.58 feet to a point; thence turn 0 degrees 00 minutes 58 seconds right and continue easterly a distance of 363.18 feet to a point; thence continue along last described course a distance of 35.98 feet to a point; thence turn 15 degrees 41 minutes 07 seconds left and run northeasterly a distance of 119.90 feet to a point; thence turn 24 degrees 27 minutes 00 seconds left and continue northeasterly a distance of 250.30 feet to a point; thence turn 8 degrees 31 minutes 00 seconds left and continue northeasterly a distance of 46.13 feet to a point; thence turn 60 degrees 42 minutes 06 seconds right and run southeasterly a distance of 109.21 feet to the point of beginning of the property being described; thence continue along last described course a distance of 497.36 feet to a point; thence turn 61 degrees 26 minutes 00 seconds right and run southerly a distance of 128.35 feet to a point; thence turn 90 degrees 00 minutes 00 seconds right and run westerly a distance of 486.73 feet to a point; thence turn 90 degrees 00 minutes 00 seconds right and run northerly a distance of 230.63 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL II:

Also that part of the following described property which lies North of the Columbiana-Saginaw paved road; the East 30 acres of the SE 1/4 of SW 1/4 of Section 13, Township 21 South, Range 2 West. LESS AND EXCEPT property described in Deed Book 306, Page 716. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Darian Lane Holcombe Darian Holcombe Laticia Darlene Holcombe Darlene Holcombe	Grantee's Name	Timothy Michael Cockerill Kandy Lynn Cockerill
Mailing Address	<u>15 Wildwood Lane</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>277 Wildwood Chapel Rd</u> <u>Columbiana, AL 35051</u>
Property Address	<u>277 Wildwood Chapel Road</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>March 27, 2020</u>
		Total Purchase Price	<u>\$182,900.00</u>
		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 March 26, 2020

Print Darian Lane Holcombe

Unattested

Sign *Darian Lane Holcombe*

(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
03/27/2020 02:46:40 PM
\$37.50 CHARITY
20200327000122080

Alicia S. Boyd