

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Frank James Couch
Charlon McCombs Couch
1901 Hwy 42
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE AND NO/00 DOLLARS (\$1.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Patsy D. McCombs, a single woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Frank James Couch and Charlon McCombs Couch (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

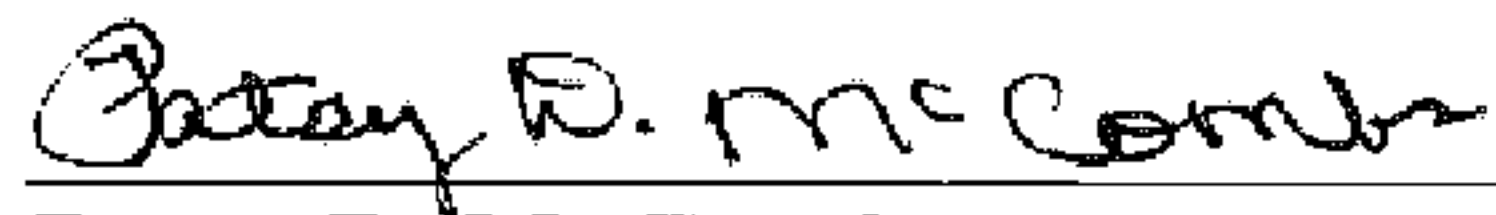
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

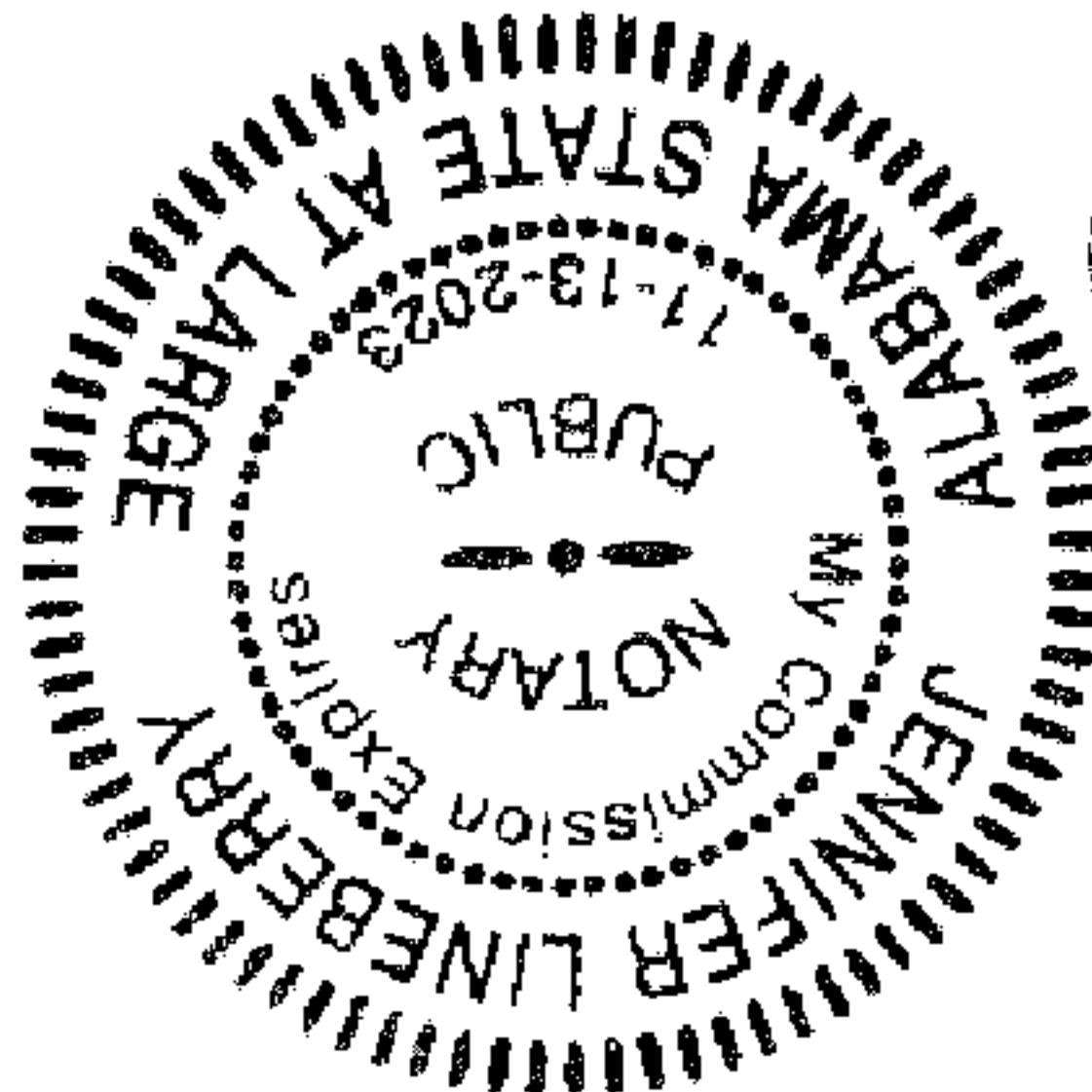
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of April, 2021.


Patsy D. McCombs

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Patsy D. McCombs**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of April, 2021.



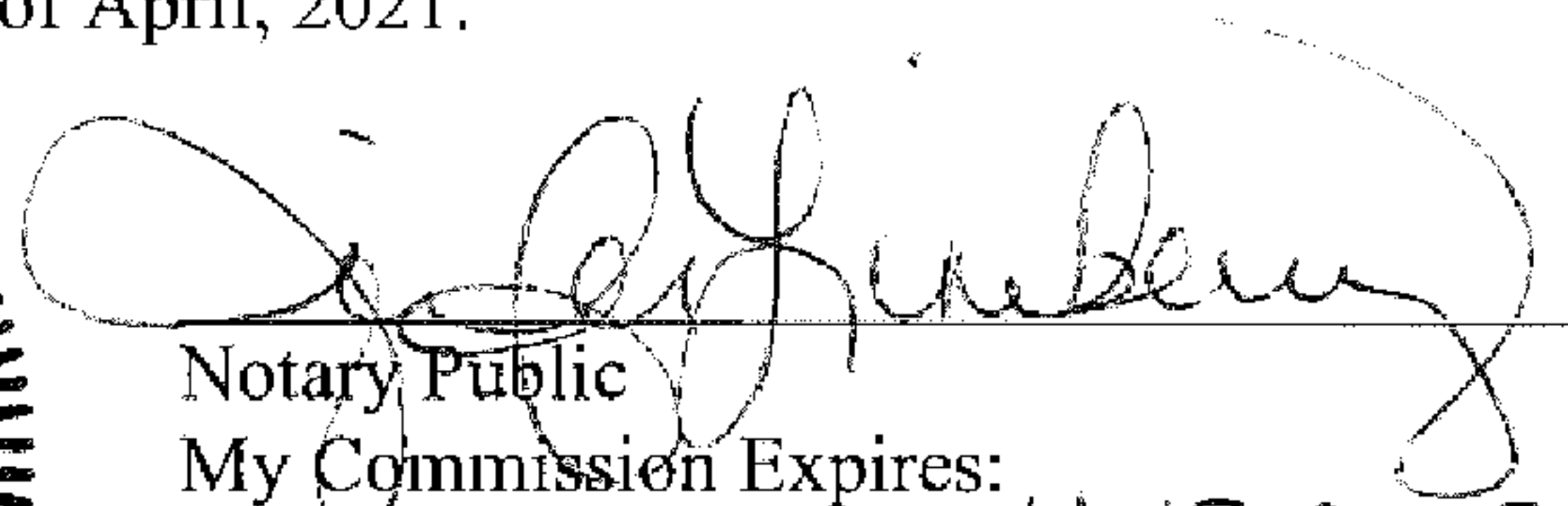

Notary Public
My Commission Expires: 11-13-2023

EXHIBIT A – LEGAL DESCRIPTION

Commence at the NW Corner of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama; thence S00°00'00"E a distance of 998.70'; thence S89°02'01"E a distance of 95.43'; thence S79°02'41"E a distance of 38.05'; thence S69°47'11"E a distance of 178.21' to the POINT OF BEGINNING; thence continue S69°47'11"E a distance of 85.16' to the Northerly R.O.W. line of Shelby County Highway 42; thence N87°45'16"E and along said R.O.W. line a distance of 255.90'; thence N00°14'44"W and along said R.O.W. line a distance of 10.00'; thence N87°39'31"E and along said R.O.W. line a distance of 90.84'; thence N01°50'02"E and leaving said R.O.W. line a distance of 310.93'; thence S88°09'58"E a distance of 300.00'; thence N23°39'58"W a distance of 820.66'; thence N90°00'00"W a distance of 406.37'; thence S00°00'00"E a distance of 1047.11' to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name Patsy D. McCombs Grantee's Name Frank James Couch
 Mailing Address 2211 Hwy 42 Mailing Address Charlton McCombs Couch
Calera, AL 35040 1901 Hwy 42
Calera, AL 35040

Property Address Vacant land Date of Sale April 17, 2021
Calera, AL 35040 Total Purchase Price \$
 or
 Actual Value \$ 26,000.00
 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 ☐ Appraisal
☐ Sales Contract ☒ Other gift
☐ 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 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 _____

Print Charlton McCombs Couch

Unattested _____

Sign Charlton McCombs Couch

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/06/2021 08:13:28 AM
 \$54.00 CHERRY
 20210506000225100

Alicia S. Bayl

Form RT-1