

20210506000225100  
05/06/2021 08:13:28 AM  
DEEDS 1/3

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.

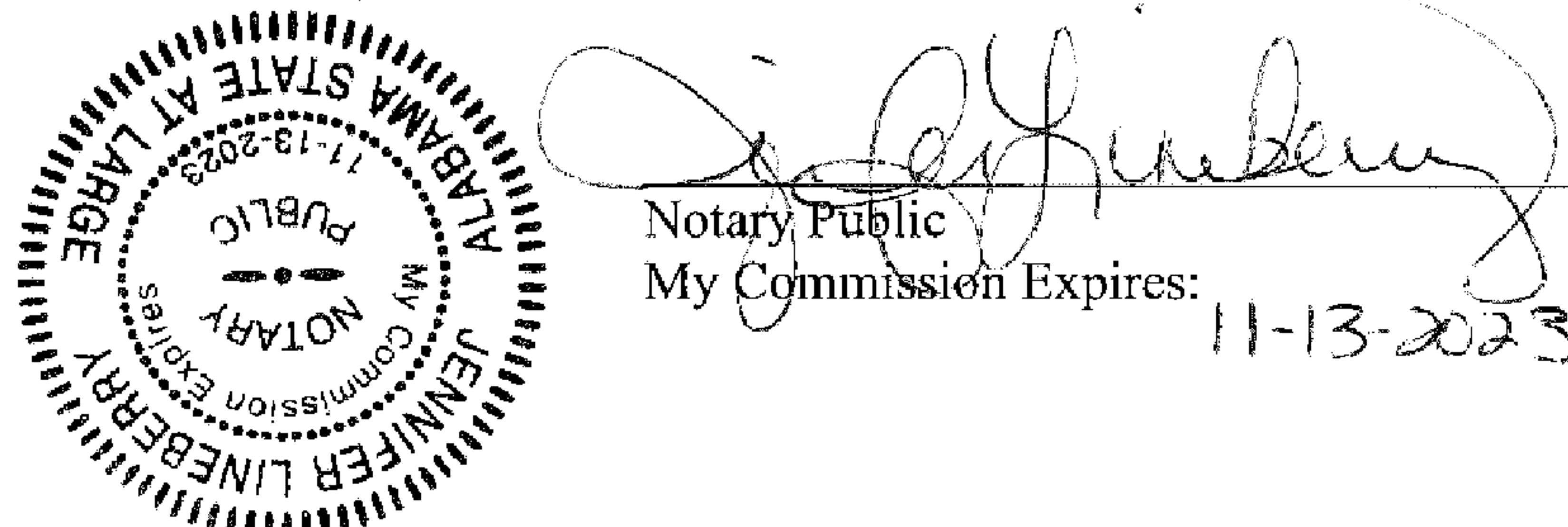
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 17<sup>th</sup> day of April, 2021.

Patsy D. McCombs  
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 17 day of April, 2021.



**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  
 Mailing Address 2201 Hwy 42  
Calera, AL 35040

Property Address VACANT land  
Calera, AL 35040

Grantee's Name Frank James Couch  
 Mailing Address Charlton McCombs Couch  
1901 Hwy 42  
Calera, AL 35040

Date of Sale April 17, 2021  
 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  
 Sales Contract  
 Closing Statement

Appraisal  
 Other gift

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

(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  
 05/06/2021 08:13:28 AM  
 \$54.00 CHERRY  
 20210506000225100

*Allen S. Baylor*