

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

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Pierce Properties, LLC**  
*361 Wild Rose Ln*  
*Shelby, AL 35113*

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **FORTY THOUSAND DOLLARS AND ZERO CENTS (\$40,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Colby Pierce and wife, Hollie Danielle McNeill Pierce (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Pierce Properties, LLC (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

BEGIN at the NW Corner of the NE 1/4 of the SE 1/4 of Section 10, Township 4 North, Range 15 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N90°00'00"E for a distance of 905.69'; thence S00°44'42"W for a distance of 418.00'; thence N90°00'00"E for a distance of 418.00'; thence S00°44'42"W for a distance of 235.79'; thence S00°51'10"W for a distance of 146.22'; thence N90°00'00"W for a distance of 1324.92'; thence N00°51'10"E for a distance of 800.03' to the POINT OF BEGINNING.

ALSO AND INCLUDING AND SUBJECT TO 50' Ingress/Egress Easement, as recorded in Instrument #1994-02232 and shown on Spring Creek Hills Resurvey, Map Book 18, Page 112 and a 20' Ingress/Egress & Utility Easement, as recorded Subdivision, Map Book, Page, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

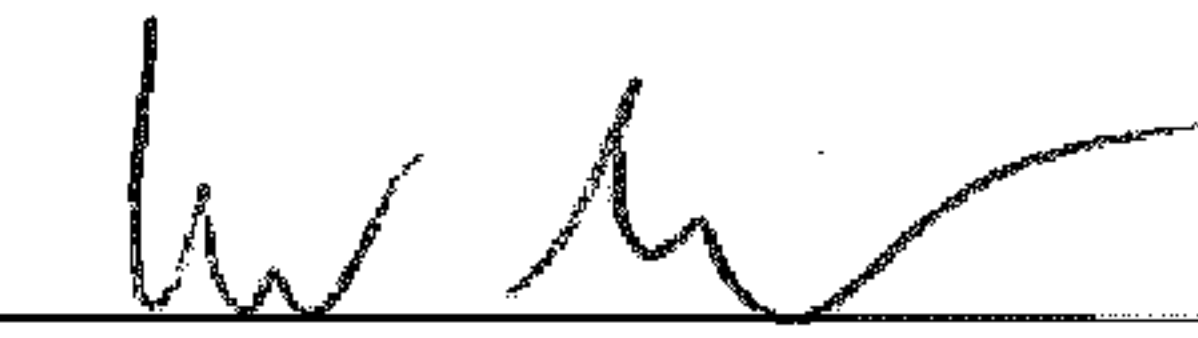
1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.

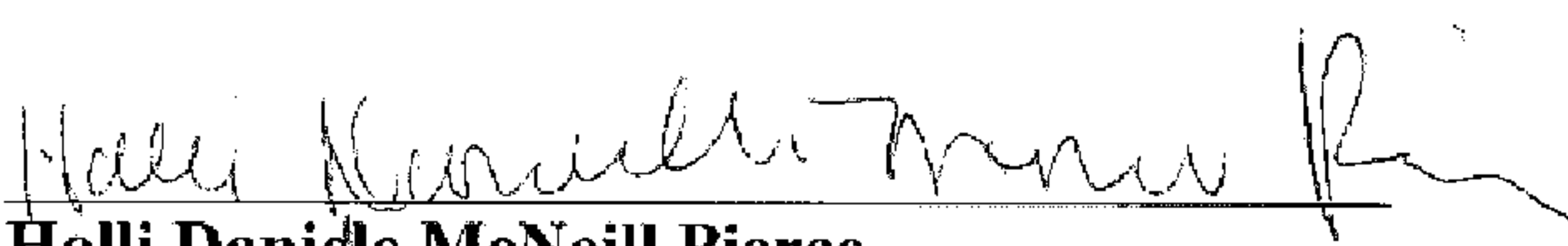
Hollie Danielle McNeill Pierce and Hollie Daniele McNeill Pierce are one in  
*This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.* the same.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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 2<sup>nd</sup> day of June, 2021

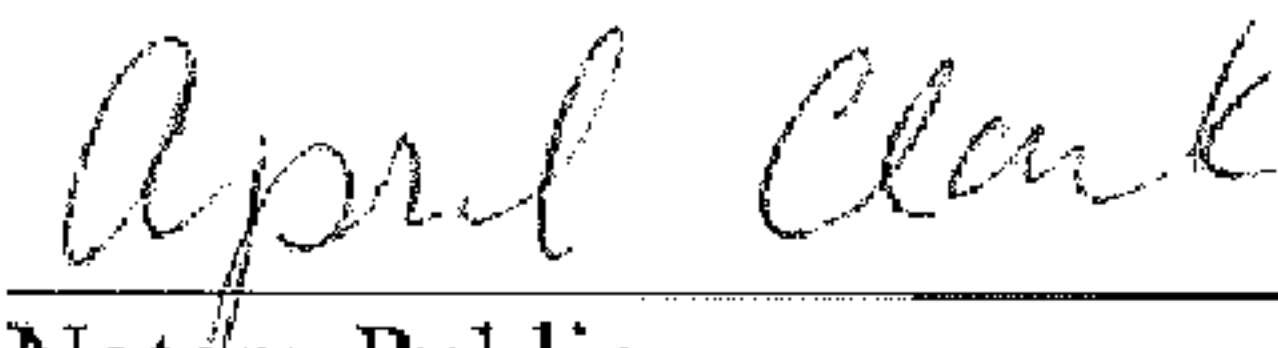
  
Colby Pierce

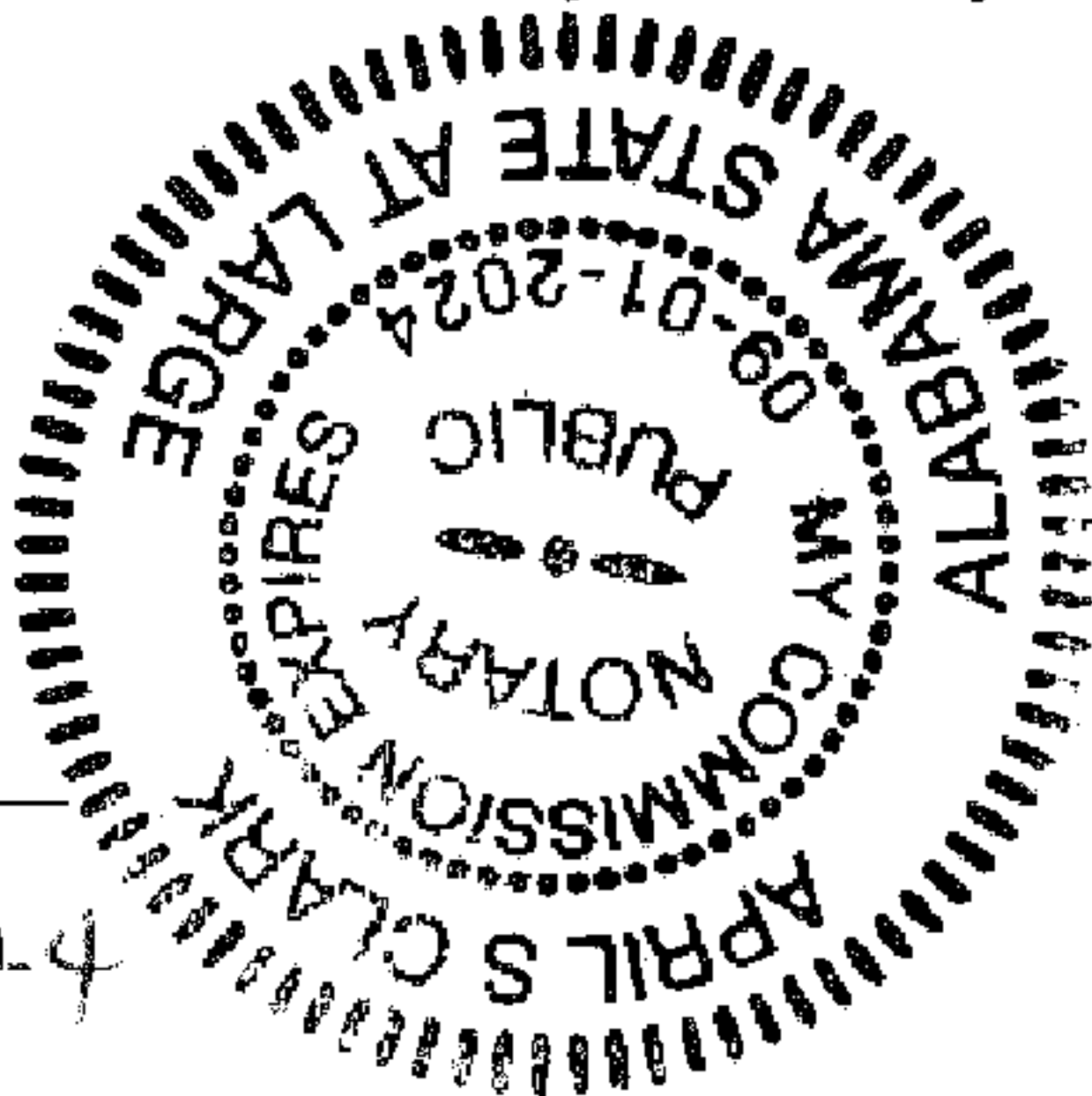
  
Hollie Danielle McNeill Pierce  
HP

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Colby Pierce and Holli Daniele McNeill Pierce**, 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 2<sup>nd</sup> day of June, 2021

  
Notary Public  
My Commission Expires: 9/1/2024





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/03/2021 03:07:52 PM  
\$66.00 KIMBERLY  
20210603000273090

*Allen S. Bayl*

20210603000273090 06/03/2021 03:07:52 PM DEEDS 2/2

### Real Estate Sales Validation Form

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

Grantor's Name Colby Pierce  
Mailing Address 361 Wild Rose Ln  
Shelby, AL  
35143

Grantee's Name Pierce Properties, LLC  
Mailing Address 361 Wild Rose Ln  
Shelby, AL  
35143

Property Address 361 Wild Rose Ln  
Shelby, AL  
35143

Date of Sale 6/2/21  
Total Purchase Price \$ 40,000.00  
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 6/2/21

Print Mike T. Harrison

☐ Unattested

Sign Mike T. Harrison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1