

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:
Christopher T. Holland
Cynda Holland
433 Yorkshire Rd
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration **EIGHTY NINE THOUSAND EIGHT HUNDRED FORTY SEVEN DOLLARS AND NO CENTS (\$89,847.00)**, 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, we, ***Susan Holland, a married woman, Christopher T. Holland, and wife Cynda Holland*** (herein referred to as **Grantor**) grant, bargain, sell and convey unto ***Christopher T. Holland and Cynda Holland*** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Exhibit "A"- 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 1st day of July 2021.

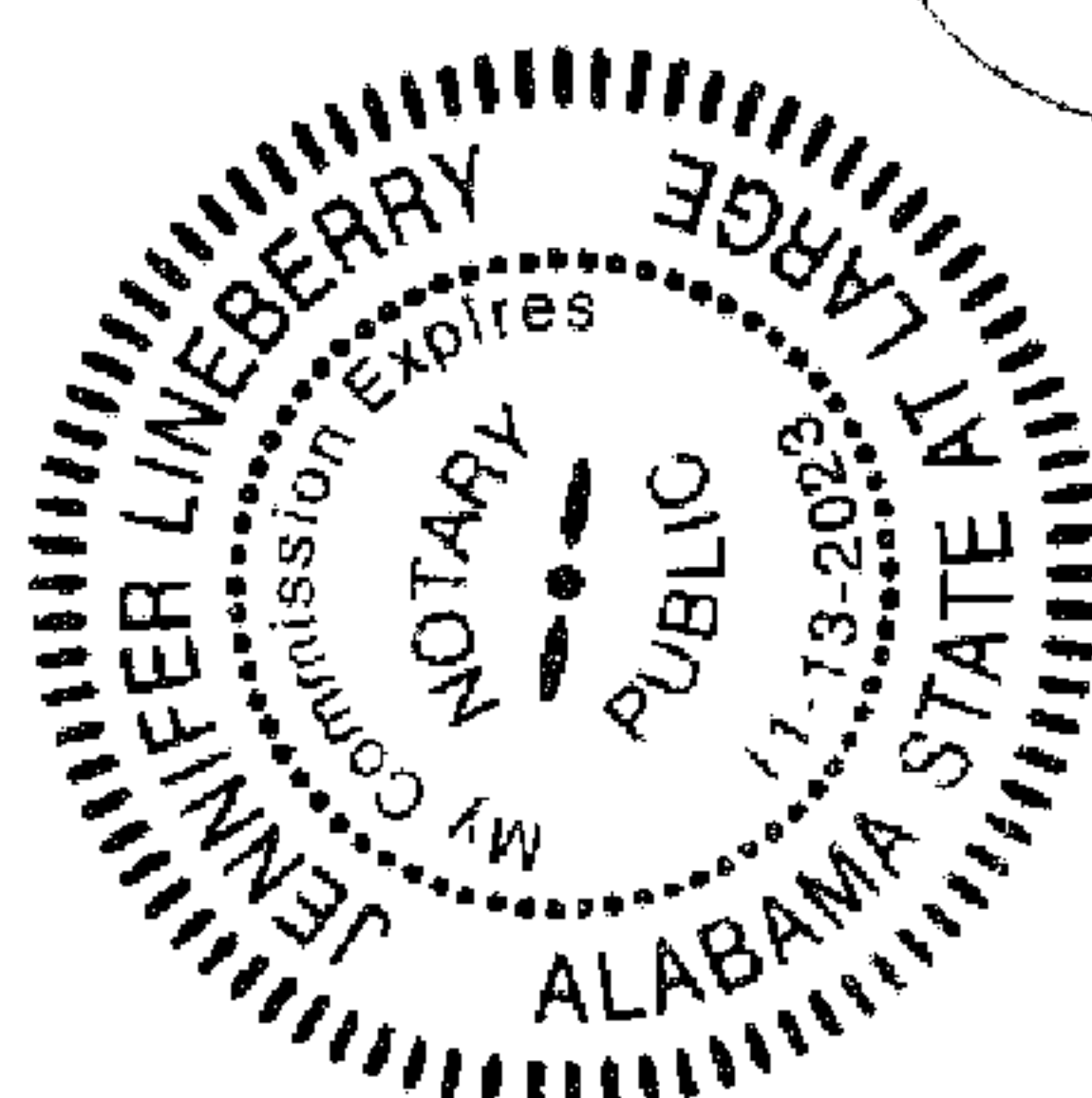
Susan K. Holland
Susan Holland

Christopher T. Holland
Christopher T. Holland
Cynda Holland
Cynda Holland

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify ***Susan Holland, Christopher T. Holland and Cynda Holland***, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of July 2021.



[Signature]
Notary Public
My Commission Expires: 11-13-2023

EXHIBIT A - LEGAL DESCRIPTION

Parcel 1

Begin at the SW corner of the SW 1/4 of the SE 1/4 of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama; thence run Easterly along the South line of said 1/4-1/4 710.43 feet to a point; thence 89 degrees 19 minutes 43 seconds left and run Northerly 930.51 feet to a point on the South right of way line of the Southern Railway; thence 100 degrees 47 minutes 25 seconds left and run West-Southwesterly along said right of way line 646.91 feet to the P.C. of a railway curve to the left having a central angle of 1 degrees 37 minutes 48 seconds and a radius of 2,688.85 feet; thence continue along said curve along chord distance of 76.49 feet to a point; thence 77 degrees 34 minutes 47 seconds left from tangent and run Southerly along the West line of said 1/4-1/4 602.34 feet to the point of beginning.

Also, an easement for a right of way to provide ingress and egress to and from the above described property over and across the following described access road; From the Northwest corner of the NW 1/4 of the NE 1/4 of Section 32, Township 21 South, Range 1 West, run Easterly along the North line of said quarter-quarter 400.50 feet to a 2-1/2 inch capped pipe, on the West right of way line of access road, the point of beginning of the herein described easement or access road; thence Southwesterly along the Northerly boundary of the access road and along the line of George Winslett property on the West deflecting 108 degrees 0 minutes 10 seconds right 393.12 feet to a 5/8 inch iron pin on said West right of way line; thence continuing Southwesterly deflecting 60 degrees 10 minutes 23 seconds right 299.07 feet to a 5/8 inch iron pin on the East line of the NE 1/4 of the NW 1/4 of Section 32, Township 21 South, Range 1 West; thence Southerly along the said quarter-quarter line deflecting 76 degrees 21 minutes 17 seconds left 30.00 feet to a 5/8 inch iron pin on said quarter-quarter line; thence Southwesterly deflecting 83 degrees 9 minutes 56 seconds right 915.48 feet to a 2 1/2 inch capped pipe; thence Southerly deflecting 79 degrees 59 minutes 59 seconds left 260.0 feet to a fence corner; thence Southwesterly deflecting 78 degrees 49 minutes 15 seconds right 401.90 feet to a 5/8 inch iron pin on said right of way line, and on the East right of way line of County Road Number 97; thence Southerly along said right of way line deflecting 84 degrees 54 minutes 46 seconds left 30.10 feet to a point on the Southerly boundary of access road, and the East right of way line of County Road Number 97, and located 494.83 feet North of the Southwest corner of Law Kite property East of County Road Number 97; thence Northeasterly with the Southerly boundary of the access road and along the line of Law Kite property on the South deflecting 95 degrees 5 minutes 14 seconds left 429.11 feet to a point; thence Northerly deflecting 78 degrees 49 minutes 15 seconds left 259.47 feet to a point; thence Northeasterly deflecting 79 degrees 59 minutes 59 seconds right 916.92 feet to a point; thence Northerly deflecting 83 degrees 9 minutes 56 seconds left 31.81 feet to a point; thence Northeasterly deflecting 76 degrees 21 minutes 17 seconds right 293.77 feet to a point; thence continuing Northeasterly deflecting 60 degrees 10 minutes 23 seconds left 420.21 feet to a point on said right of way line, and on the North line of the NW 1/4 of the NE 1/4 of Section 32, Township 21 South, Range 1 West; thence Westerly along said quarter-quarter line deflecting 108 degrees 0 minutes 10 seconds left 31.01 feet

to a 2 1/2 inch capped pipe, the point of beginning. According to the survey of Reese E. Mallette, Jr. Registered Land Surveyor, dated September 1973.

Subject to easements and rights of way of record, and subject to an easement for a right of way to provide ingress and egress to and from property which adjoins on the East of the property conveyed by this deed and the above described access road, said easement being described as follows: Commence at the S.E. corner of the SW Quarter of the SE Quarter of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama; thence run Westerly along the South line of said quarter-quarter 625.10 feet to the point of beginning of the easement being described; thence continue along last described course 309.93 feet to a point; thence 108 degrees 0 minutes 10 seconds right and run Northeasterly 31.54 feet to a point; thence 71 degrees 59 minutes 50 seconds right and run Easterly 269.52 feet to a point; thence 89 degrees 19 minutes 43 seconds right and run Southerly 30.0 feet to the point of beginning, said just described easement being 30 feet wide and parallel to the South line of said quarter-quarter and tieing into an existing easement as shown on the Mallette Map.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2021 08:54:31 AM
\$121.00 BRITTANI
20210701000318870

20210701000318870 07/01/2021 08:54:31 AM DEEDS 4/4

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Susan Holland
Mailing Address 283 Fran Dr
Alabaster, AL
35007

Grantee's Name Christopher T. Holland
Mailing Address 433 Yorkshire Rd
Columbiana, AL
35051

Property Address 433 Yorkshire Rd
Columbiana, AL
35051

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 89,847.00

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 1/3 tax value

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 Christopher T. Holland

Unattested _____

(verified by)

Sign

Christopher T. Holland

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1