



20210712000338240 1/4 \$198.00
Shelby Cnty Judge of Probate, AL
07/12/2021 03:19:54 PM FILED/CERT

This instrument was prepared by:
Kirby Sevier, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North, Suite 1700
Birmingham, AL 35203

Send Tax Notice To:
Ruth Holton Spencer
16 Clarendon Road
Birmingham, AL 35213

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **ANNIE LOU HOLTON**, a married woman ("Grantor"), do hereby grant, bargain, sell and convey unto **RUTH HOLTON SPENCER** (the "Grantee"), the following described real estate lying and being situated in Shelby County, Alabama, to-wit (the "Property"):

A part of the SE ¼ of the NW ¼ of Section 11, Township 21 South, Range 2 West, situated in Shelby County, Alabama, more particularly described as follows:

Beginning at the northeast corner of the southeast quarter of the northwest quarter of Section 11, Township 21 South, Range 2 West, Shelby County, Alabama and run thence North 87° 40' 31" West along the north line of said quarter-quarter section a distance of 1,322.60' to a found concrete monument corner representing the northwest corner of same said quarter-quarter; Thence run South 00° 31' 07" East along the west line of said quarter-quarter a distance of 463.72' to a set capped rebar corner; Thence run North 88° 04' 21" East a distance of 578.85' to a property corner in Bounds Lake; Thence run South 00° 31' 12" East within Bounds Lake a distance of 423.48' to a property corner within Bounds Lake; Thence run North 89° 31' 07" East a distance of 531.13' to a property corner within Bounds Lake; Thence run South 88° 43' 15" East a distance of 213.67' to a set capped rebar corner on the east line of said southeast quarter of the northwest quarter; Thence run North 00° 41' 15" West along said east line of said quarter-quarter a distance of 814.42' to the point of beginning.

SUBJECT TO:

1. Any and all taxes currently due, owing or accruing against the Property.
2. All other easements, covenants, restrictions, exceptions and matters of record affecting the Property, including but not limited to:

- (a) that certain Easement Agreement dated June 12, 2001 by and between M.M. Argo, Jr. and Dorothy W. Argo and J. Thomas Holton recorded as Instrument # 2001-24331 in the Probate Office of Shelby County, Alabama;
- (b) easement(s) to Green Valley Road as shown by instrument recorded in Deed Book 200 page 269 in the Probate Office of Shelby County, Alabama; and
- (c) Rights and easements as set out in Deed Book 179, page 504 in the Probate Office of Shelby County, Alabama.

The Property is not the homestead or residence of Grantor or her spouse.

This instrument was prepared with information supplied by Grantor and without the benefit of a title search of the Property; therefore, preparer makes no certification as to the status of title.

TO HAVE AND TO HOLD to the Grantee, her heirs and assigns forever;

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Annie Lou Holton 512 Olde English Lane Birmingham, Alabama 35223	Ruth Holton Spencer 16 Clarendon Road Birmingham, Alabama 35213
Property Address:	1120 Arabian Road Columbiana, Alabama 35051
Date of Transfer:	Same as date of this deed
Market Value:	\$250,000.00
The Actual Value can be verified by:	☐ Closing Statement ☐ Sales Contract ☒ Appraisal ☐ Bill of Sale ☐ Property Tax Bill or Assessment ☐

And Grantor does for herself and her heirs and assigns, covenant with the Grantee, her heirs and assigns, that Grantor is lawfully seized in fee simple; that the property is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and her heirs and assigns shall, warrant and defend the same to the Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument on this
the 28 day of JUNE, 2021.

Annie Lou Holton
ANNIE LOU HOLTON

STATE OF ALABAMA)

COUNTY OF Jefferson)

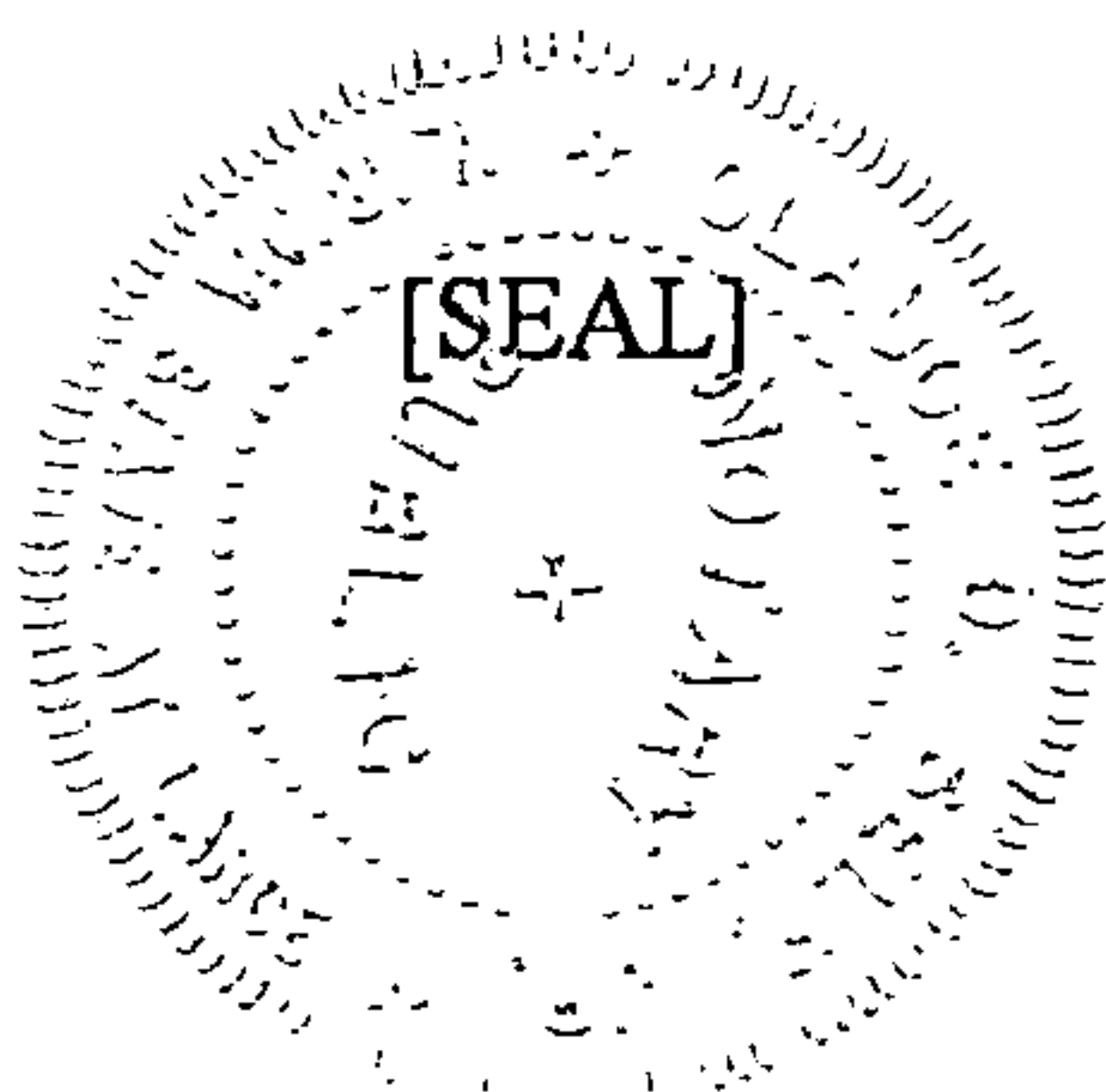
I, the undersigned authority, a Notary Public in and for said County in said State, hereby
certify that Annie Lou Holton, whose name is signed to the foregoing instrument and who is
known to me, acknowledged before me on this day that, being informed of the contents of said
instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28 day of JUNE, 2021.

Claude D Self Jr.
Notary Public

My Commission Expires:

9/11/2023



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Real Estate Sales Validation Form

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

Grantor's Name Anne Lou Holton
Mailing Address P.O. Box 10463
Birmingham, AL 35202

Grantee's Name Ruth Holton Spencer
Mailing Address 16 Clarendon Rd
Birmingham, AL 35213

Property Address 1120 Arabian Rd
Columbia, AL 35051

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 166,530

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 7/12/21

Print

Sign

Regina Bank as Trustee of the Holton Trust
By Seth Carruth JF UP

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



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Form RT-1