

20211013000497660
10/13/2021 10:09:34 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
2211 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.

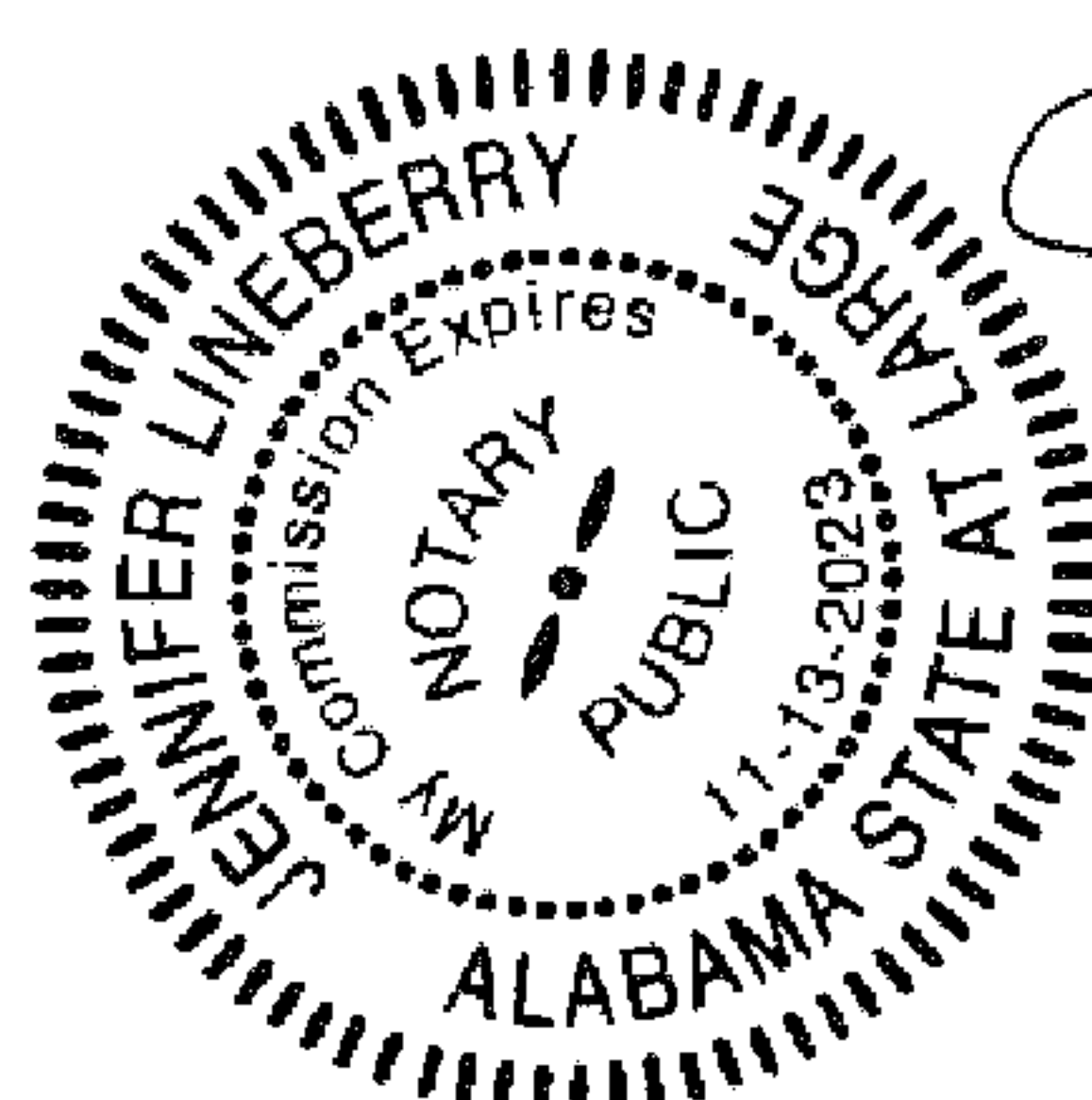
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of September, 2021.

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 30th day of September, 2021.



Jennifer Lineberry
Notary Public
My Commission Expires: 11-13-2023

EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1

Commence at the NW Corner of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama; thence N90°00'00"E a distance of 3154.28'; thence S09°01'38"E a distance of 937.87'; thence S81°24'32"W a distance of 617.52' to the POINT OF BEGINNING; thence continue S81°24'32"W a distance of 1249.89' to the Easterly R.O.W. line of Shelby County Highway 42 and a curve to the right, having a radius of 995.00, and subtended by a chord bearing S35°10'28"E, and a chord distance of 850.63'; thence along the arc of said curve and along said R.O.W. line for a distance of 878.93'; thence S09°52'06"E and along said R.O.W. line a distance of 115.81'; thence N83°54'29"E and leaving said R.O.W. line a distance of 874.45'; thence N09°01'38"W a distance of 914.64' to the POINT OF BEGINNING.

PARCEL 2

Commence at the NW Corner of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama; thence N90°00'00"E a distance of 3154.28'; thence S09°01'38"E a distance of 937.87' to the POINT OF BEGINNING; thence continue S09°01'38"E a distance of 1141.87'; thence S83°54'29"W a distance of 1489.81' to the Easterly R.O.W. line of Shelby County Highway 42; thence N09°52'06"W and along said R.O.W. line a distance of 200.44'; thence N83°54'29"E and leaving said R.O.W. line a distance of 874.45'; thence N09°01'38"W a distance of 914.64'; thence N81°24'32"E a distance of 617.52' 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 2211 Hwy 42
Calera, AL 35040

Grantee's Name Frank James Couch
 Mailing Address Charlton McCombs Couch
2211 Hwy 42
Calera, AL 35040

Property Address Vacant land
Calera, AL 35040
 Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/13/2021 10:09:34 AM
 \$58.00 JOANN
 20211013000497660

Date of Sale 9/30/21
 Total Purchase Price \$
 or
 Actual Value \$ 30,000.00
 or
 Assessor's Market Value \$

Ann S. Byrd

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 9/30/21

Print Charlton McCombs Couch

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one