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10/14/2021 02:03:47 PM
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.

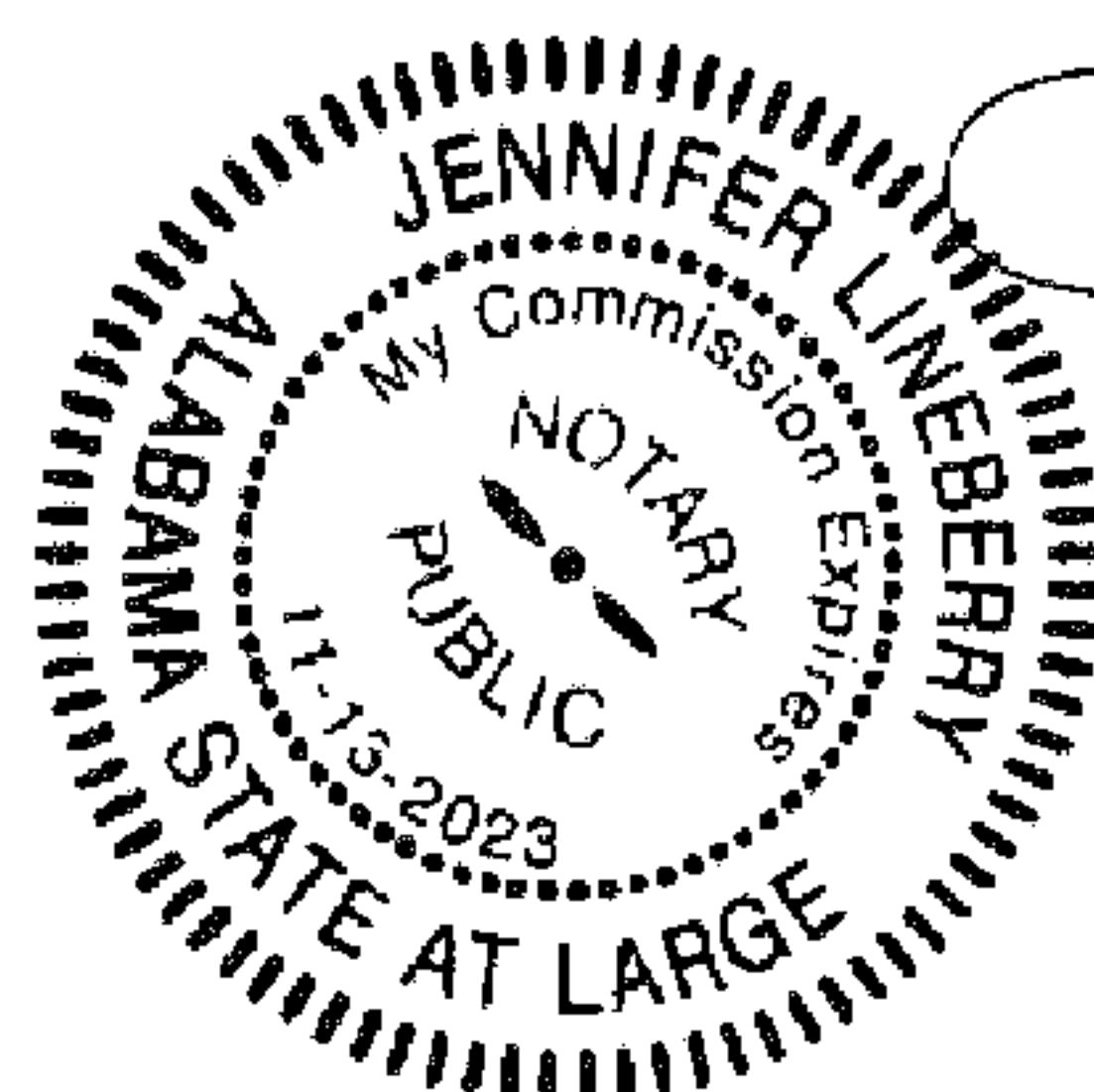
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of October, 2021.

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 14th day of October, 2021.



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

EXHIBIT A – LEGAL DESCRIPTION

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 3030.75'; thence S09°01'38"E a distance of 519.67' to the POINT OF BEGINNING; thence continue S09°01'38"E a distance of 780.90'; thence S75°23'02"W a distance of 1375.36' 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 114.56' to a curve to the left, having a radius of 995.00', subtended by a chord bearing N19°57'57"W, and a chord distance of 348.89'; thence along the arc of said curve and along said R.O.W. line for a distance of 350.70'; thence N63°18'01"E and leaving said R.O.W. line a distance of 1507.86' 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 2211 Hwy 42
Calera, AL 35040

Property Address Vacant land
Calera, AL 35040

Date of Sale October 14, 2021
 Total Purchase Price \$

or
 Actual Value \$ 30,000.00

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 Mike T. Atchison

Unattested _____

Sign Mike T. Atchison
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/14/2021 02:03:47 PM
 \$58.00 CHERRY
 20211014000501150

Allen S. Bayl