

SEND TAX NOTICE TO:  
Bobby E. Holcombe, Betty H. Holcombe,  
Van E. Holcombe and Tammy Holcombe

This instrument was prepared by:  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

20220107000008060  
01/07/2022 07:54:16 AM  
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Zero dollars and no cents (\$111,090.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Bobby E. Holcombe and Betty H. Holcombe, husband and wife

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

Bobby E. Holcombe, Betty H. Holcombe, Van E. Holcombe and Tammy Holcombe

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE NW COMER OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE N 90° 00' 00" E, A DISTANCE OF 493.69'; THENCE S 00° 00' 00"E, A DISTANCE OF 2116.13' TO THE POINT OF BEGINNING; THENCE N 46° 13' 03" E, A DISTANCE OF 151.29'; THENCE S 19° 04' 49" E, A DISTANCE OF 257.81'; THENCE S 44° 02' 21" E, A DISTANCE OF 64.42'; THENCE S 09° 32' 50" W, A DISTANCE OF 107.73'; THENCE S 49° 44' 02" W, A DISTANCE OF 97.17'; THENCE S 84° 06' 17" W, A DISTANCE OF 55.49'; THENCE N 11° 24' 26" W, A DISTANCE OF 186.61'; THENCE N 17° 00' 26" W; A DISTANCE OF 185.19' TO THE POINT OF BEGINNING.

ALSO INCLUDING A 12' WIDE INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENT, LYING 6' EITHER SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NW CORNER OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, THENCE N 90° 00' 00" E, A DISTANCE OF 493.69', THENCE S 00° 00' 00" E, A DISTANCE OF 539.56'; THENCE N 46° 13' 03" E; A DISTANCE OF 103.24'; TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE S 34° 11' 22" E; A DISTANCE OF 50.60'; THENCE S 00° 51' 27" W, A DISTANCE OF 44.56'; THENCE S 08° 40' 36" W, A DISTANCE OF 58.87'; THENCE S 15° 11' 35" W, A DISTANCE OF 33.59'; THENCE S 35° 59' 06" W, A DISTANCE OF 48.15' TO THE POINT OF ENDING OF SAID CENTERLINE.

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

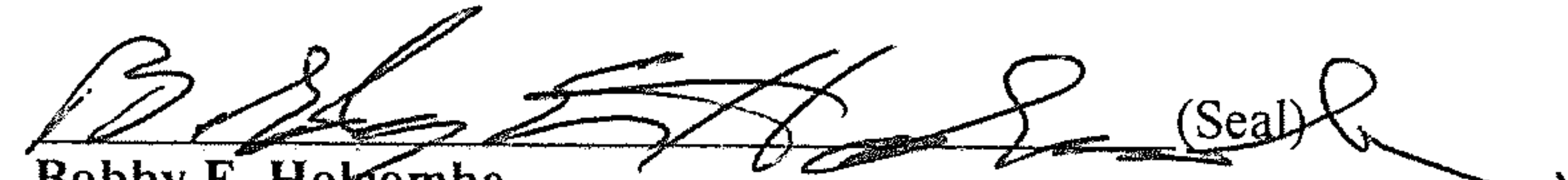

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

WARRANTY DEED, JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP  
CBT File #2110073

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), December 29, 2021.

 (Seal)  
Bobby E. Holcombe  
 (Seal)  
Betty H. Holcombe

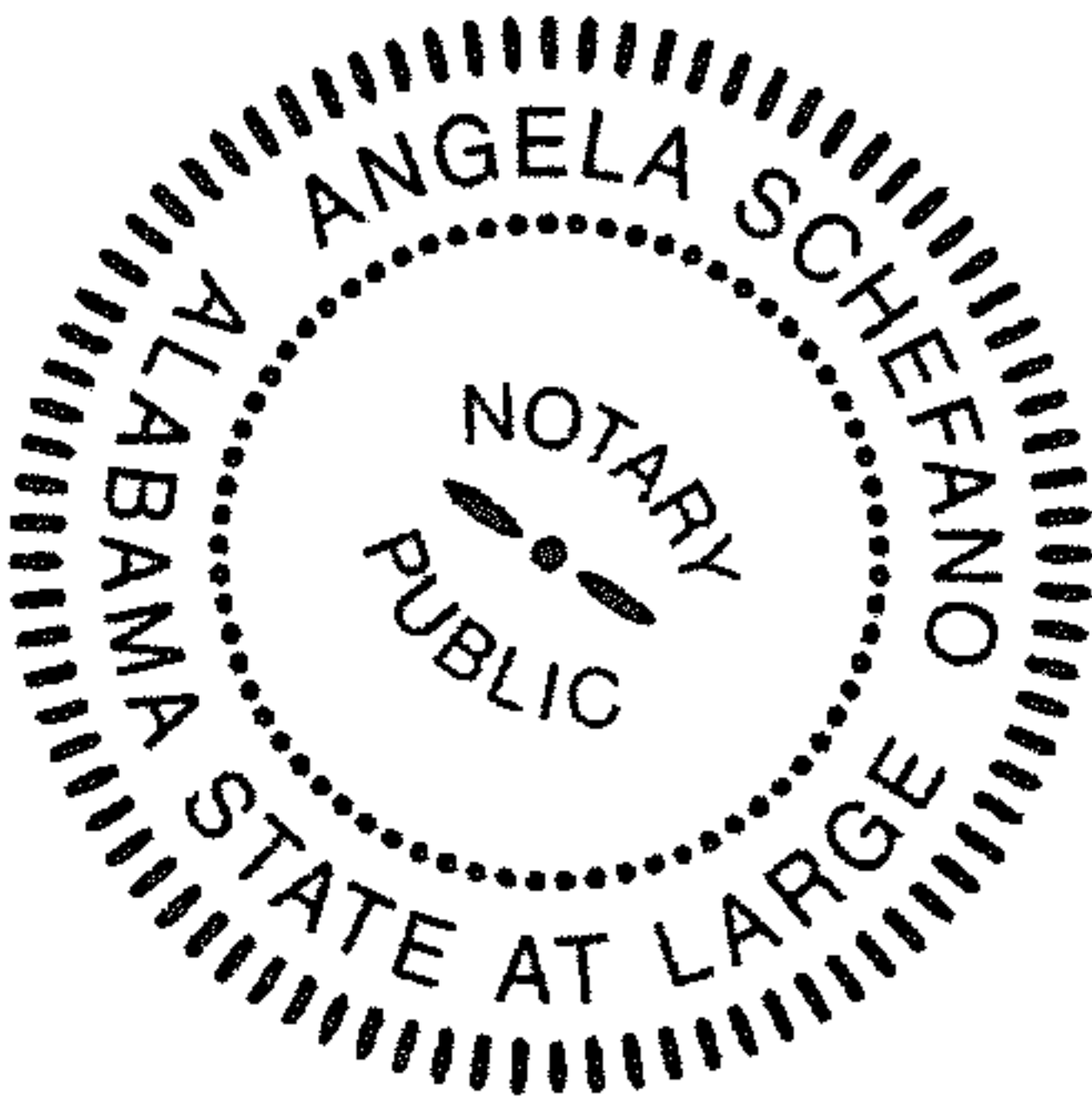
STATE OF ALABAMA

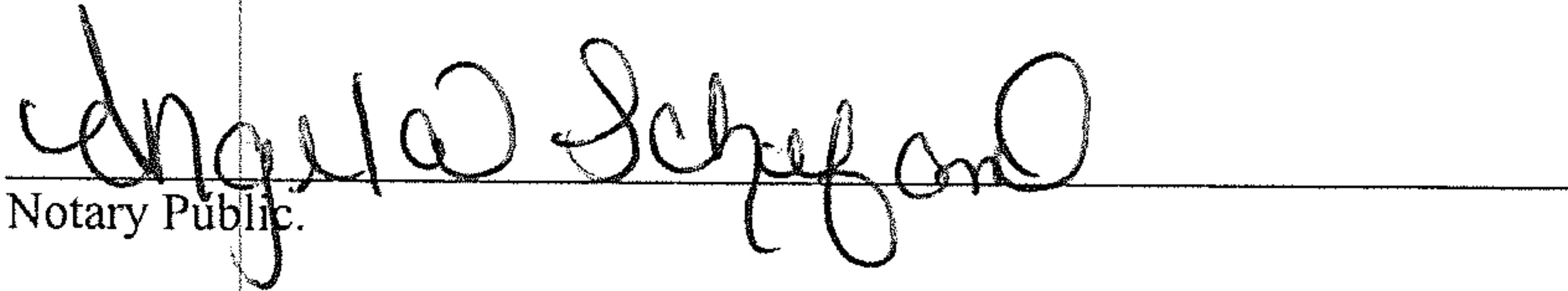
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bobby E. Holcombe and Betty H. Holcombe, husband and wife** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2021



  
Notary Public.  
(Seal)  
My Commission Expires: 5-12-2025



Real Estate Sales Validation Form

*This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)*

Grantor's Name Bobby E. Holcombe and Betty H. Holcombe      Grantee's Name Bobby E. Holcombe, Betty H. Holcombe, Van E. Holcombe and Tammy Holcombe

Mailing Address 16780 Highway 25, Columbiana, Alabama 35051      Mailing Address 16780 Highway 25, Columbiana, Alabama 35051

Property Address 16780 Highway 25, Columbiana, Alabama 35051      Date of Sale 12/29/2021

Total Purchase Price \$0.00  
or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value \$111,090.00      1/2 = \$55,545.00

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      \_\_\_\_\_ Appraisal  
\_\_\_\_\_ Sales Contract      X \_\_\_\_\_ Other Assessor's Office  
\_\_\_\_\_ Closing Statement

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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).

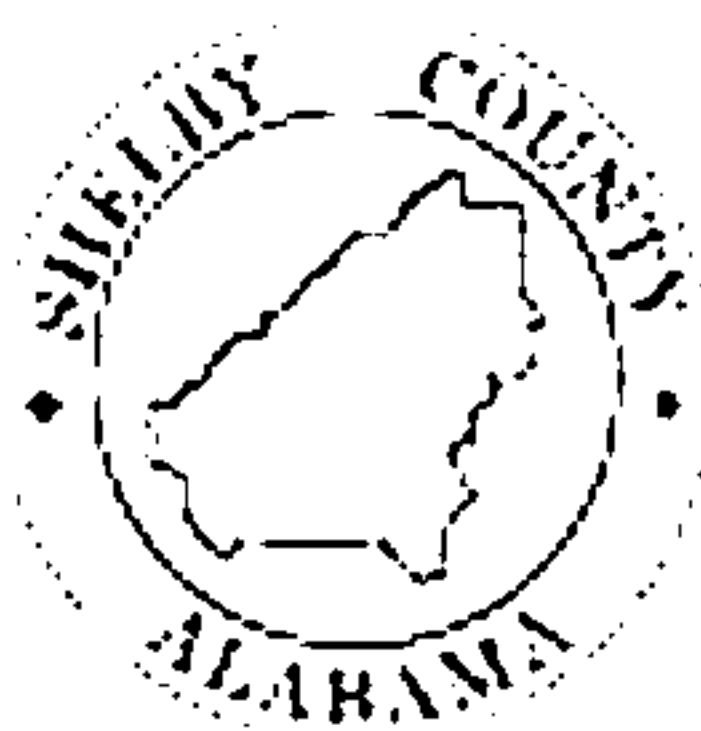
Date 12/29/21

Print Bobby E. Holcombe

Unattested

(B)  
\_\_\_\_\_  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/07/2022 07:54:16 AM  
\$86.00 CHERRY  
20220107000008060

Allen S. Bayl