

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Bennie Warren Holcombe
320 Highway 25 E
Columbiana AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Bennie Warren Holcombe, a single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Dawn Keef** (herein referred to as **Grantee**), 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, 2022.
- 2. Easements, restrictions, rights of way, and permits of record.

Grantor herein is the surviving Grantee in Deed Book 274, Page 503, the other Grantee, Willard E. Holcombe, is deceased, having died December 1986

Grantor herein reserves a Life Estate in and to the property described as Exhibit A.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 11th day of February 2022.

Bennie Warren Holcombe

Bennie Warren Holcombe

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bennie Warren Holcombe**, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of February 2022.

April Clark
Notary Public
My Commission Expires: 9/1/2024

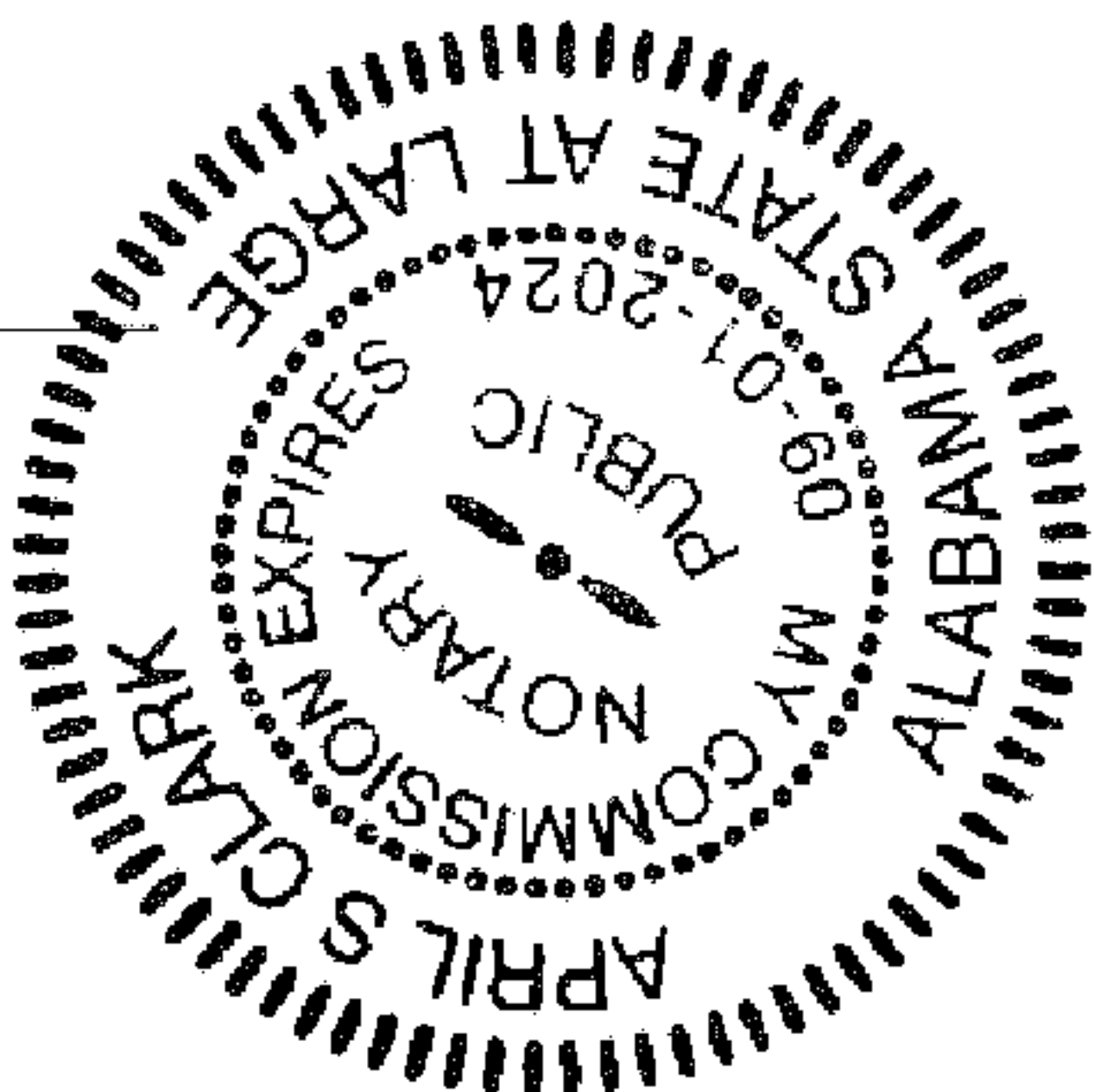


EXHIBIT A
Legal Description

Commence at the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West, thence run North along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 863.58 feet; thence turn an angle of $153^{\circ}57'$ to the right and run a distance of 210.84 feet to the point of beginning; thence continue in the same direction a distance of 234.40 feet; thence turn an angle of $66^{\circ}30'$ to the left and run a distance of 75.00 feet; thence turn an angle of $52^{\circ}30'$ to the left and run a distance of 270.42 feet; thence turn an angle of $127^{\circ}29'$ to the left and run a distance of 333.15 feet to the point of beginning, situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/11/2022 01:29:20 PM
\$179.00 BRITTANI
20220211000061960

20220211000061960 02/11/2022 01:29:20 PM DEEDS 3/3

Alvin S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Bennie Warren Holcombe
Mailing Address 320 Hwy 25 E
Columbiana AL
35051

Grantee's Name Dawn Keef
Mailing Address 320 Hwy 25 E
Columbiana AL

Property Address 320 Hwy 25 E
Columbiana AL

Date of Sale 11th February 2022
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 151,000.00

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 ☒ Other tax value
☐ 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 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 Bennie Warren Holcombe
Bennie Warren Holcombe

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1