

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-22-27998

Send Tax Notice To: Spencer Hill
Robert John McGee
313 Main St.
Columbiana, AL 35051

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama } Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Twenty Seven Thousand Dollars and No Cents (\$327,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Kori McNeill Holcombe and Daniel Howard Holcombe, wife and husband** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Spencer Hill and Robert John McGee**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

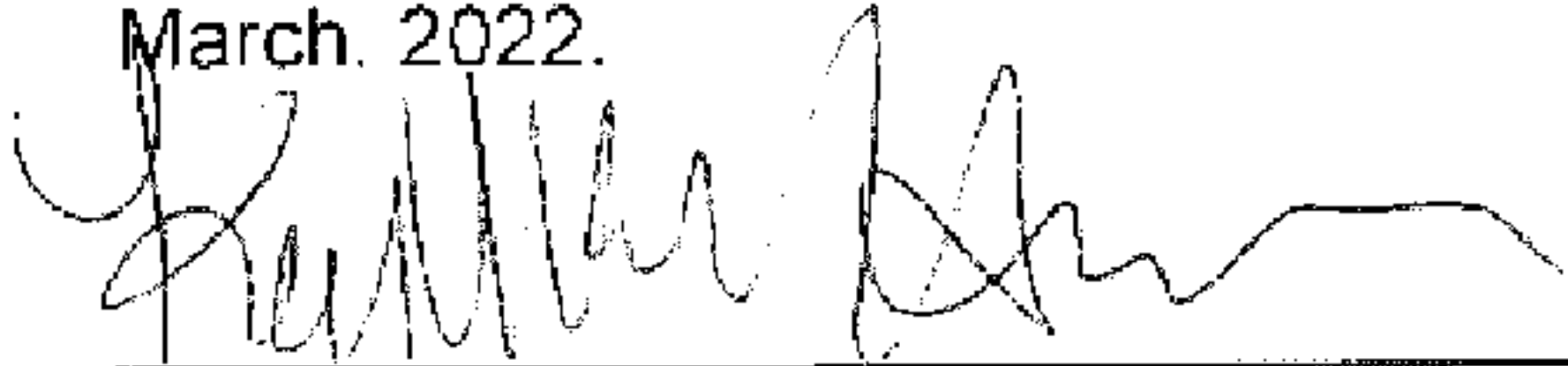
Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
Kori Lynn McNeill and Kori McNeill Holcombe are one and the same person.

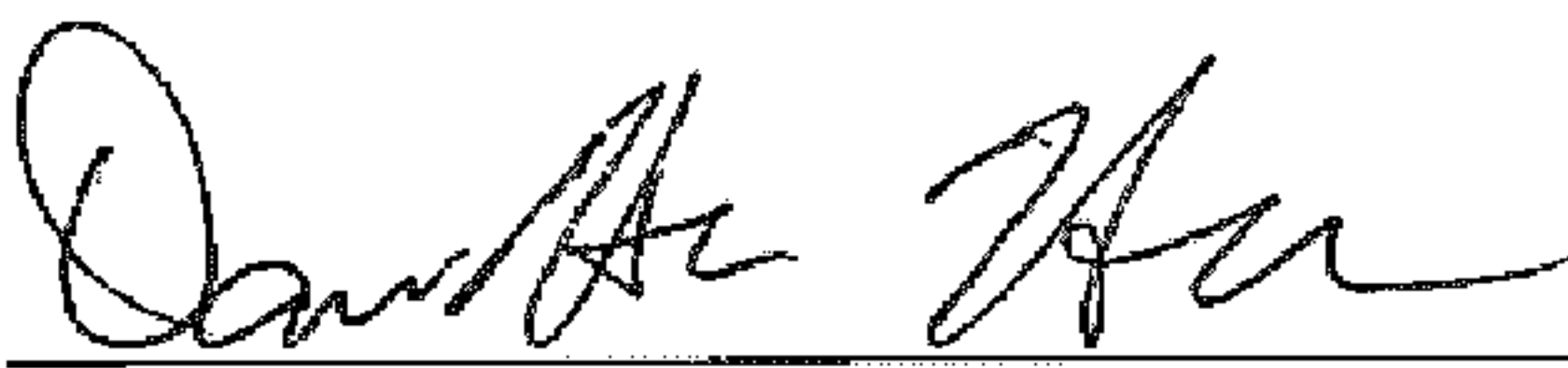
\$294,300.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of March, 2022.


Kori McNeill Holcombe

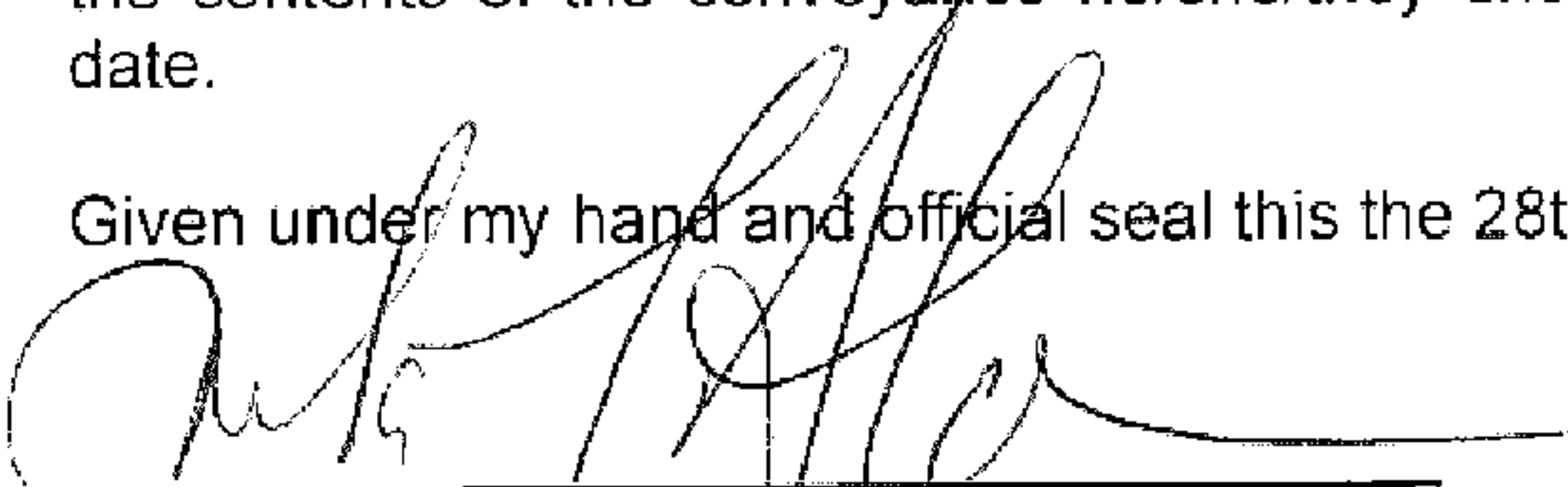

Daniel Howard Holcombe

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Kori McNeill Holcombe and Daniel Howard Holcombe, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of March, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

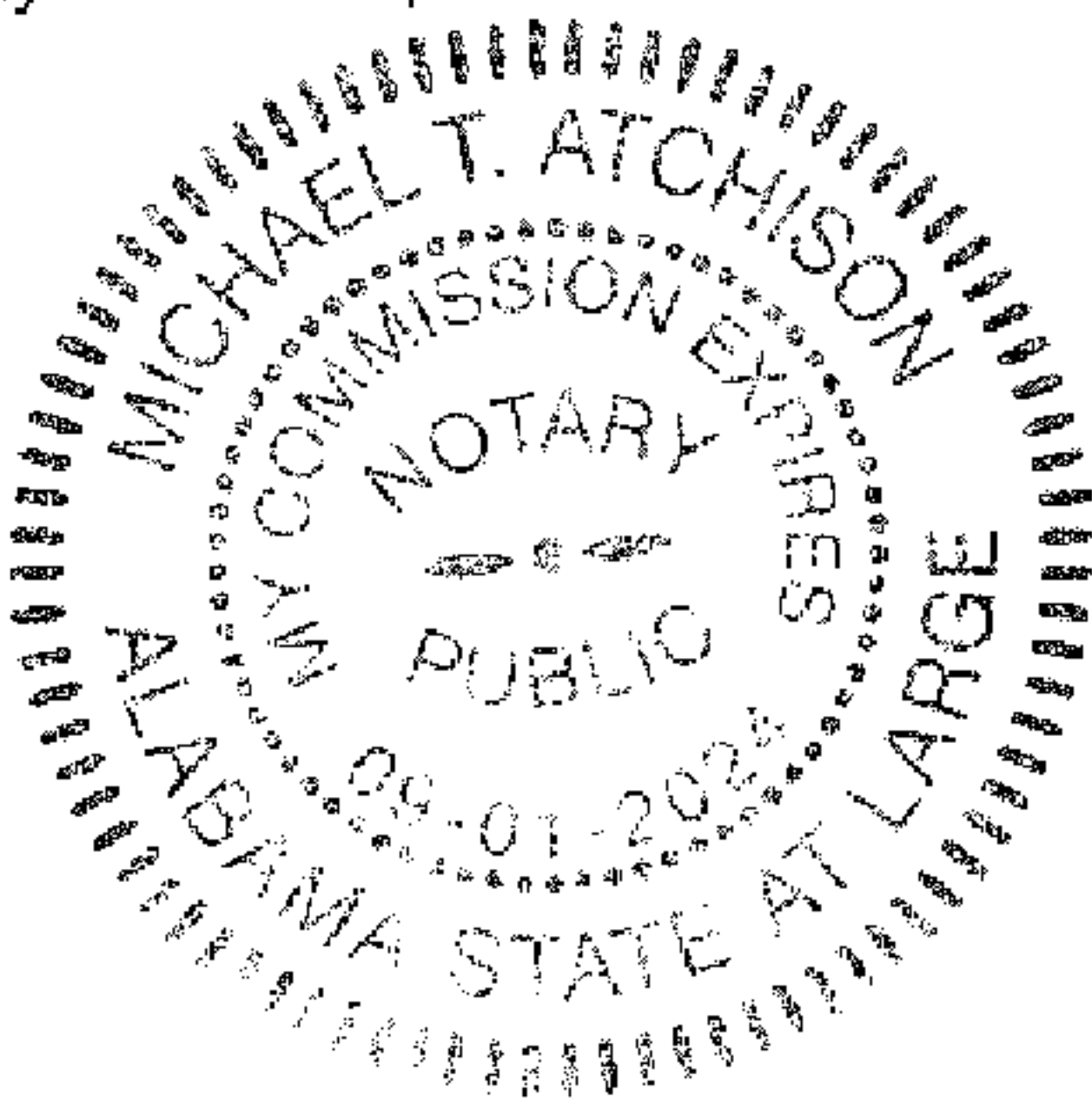


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SE corner of Section 23, Township 21 South, Range 1 West (Iron bar found in place) and run Westerly along the South boundary of said Section a distance of 420.61 feet to a point on the East margin of Main Street (Iron pin back of curb) thence turn an angle of 90 degrees 02 minutes 37 seconds to the right and run in a Northerly direction along the said East margin of Main Street a distance of 155.0 feet to the point of beginning; thence continue along said East margin of Main Street along the same line of direction for a distance of 84.41 feet to a point; thence turn an angle of 88 degrees 06 minutes 04 seconds to the right and run Easterly a distance of 287.19 feet to a point; thence turn an angle of 89 degrees 52 minutes 34 seconds to the right and run Southerly a distance of 75.74 feet to a point; thence turn an angle of 90 degrees to the right and run Westerly a distance of 114.0 feet to a point; thence turn an angle of 87 degrees 58 minutes 38 seconds to the left and run Southerly a distance of 8.0 feet to a point; thence turn an angle of 87 degrees 58 minutes 38 seconds to the right and run Westerly a distance of 175.88 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of SE 1/4, Section 23, Township 21 South, Range 1 West, Shelby County, Alabama.

According to the survey of Lewis H. King, Jr., Registered Land Surveyor #12487, dated September 10, 1983.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Kori McNeill Holcombe Daniel Howard Holcombe	Grantee's Name	Spencer Hill Robert John McGee
Mailing Address	32 Carly Willow Lane Shelby, AL 35143	Mailing Address	313 Main St. Columbiana, AL 35051
Property Address	313 Main St. Columbiana, AL 35051	Date of Sale	March 28, 2022
		Total Purchase Price	\$327,000.00
		or	
		Actual Value	
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 of 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 March 25, 2022

Print Kori McNeill Holcombe

Unattested

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

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/28/2022 03:01:05 PM
\$62.00 JOANN
20220328000125680

Allen S. Boyd

Form RT-1

