

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Edwin B. Holcombe
4078 Hwy 26
Columbiana, AL 35051

20230329000086780 1/4 \$71.00
Shelby Cnty Judge of Probate, AL
03/29/2023 09:40:31 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty Thousand and No/00 Dollars (\$40,000.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Jerry Lee Trummell, single and Regan D. Trummell, single (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto, Edwin Bruce Holcombe and Vicki C. Holcombe, (herein referred to as grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, described as follows:

See Attached Exhibit "A" for Legal Description.

Subject to 2023 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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 17 day of March, 2023.

Regan D. Trummell
Regan D. Trummell

STATE OF Georgia
COUNTY OF HALL

Shelby County, AL 03/29/2023
State of Alabama
Deed Tax: \$40.00

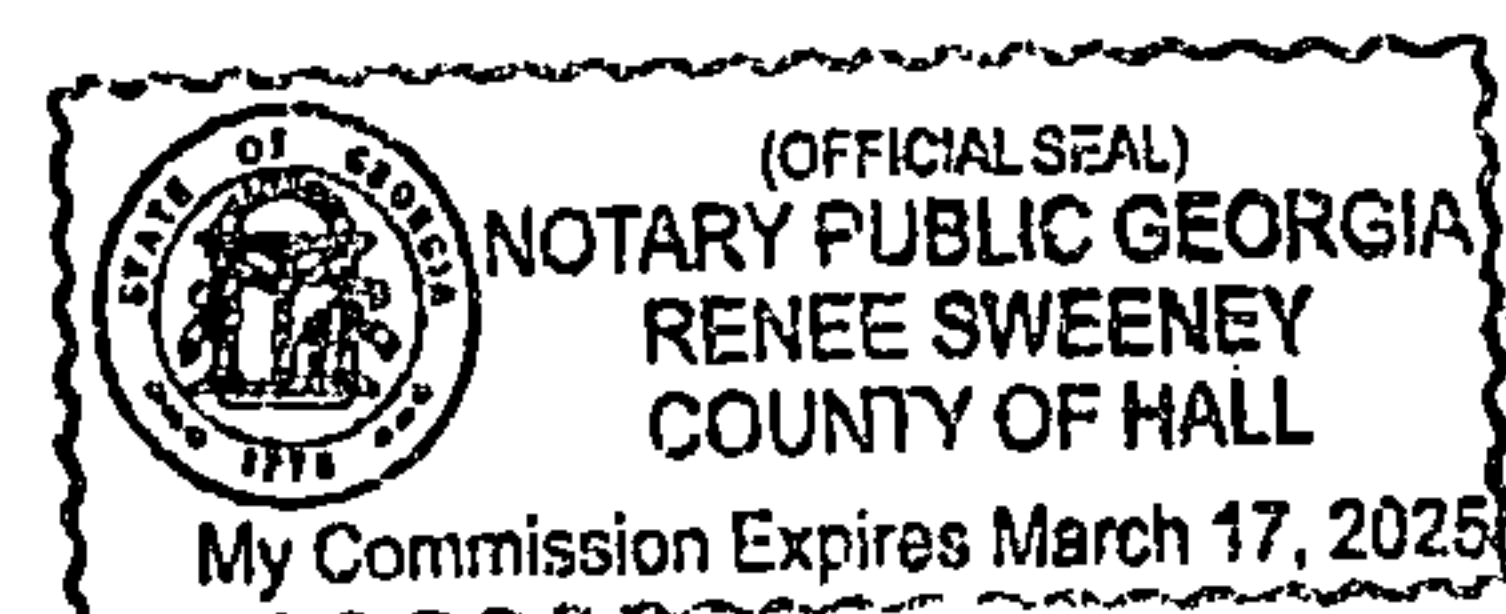
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Regan D. Trummell, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

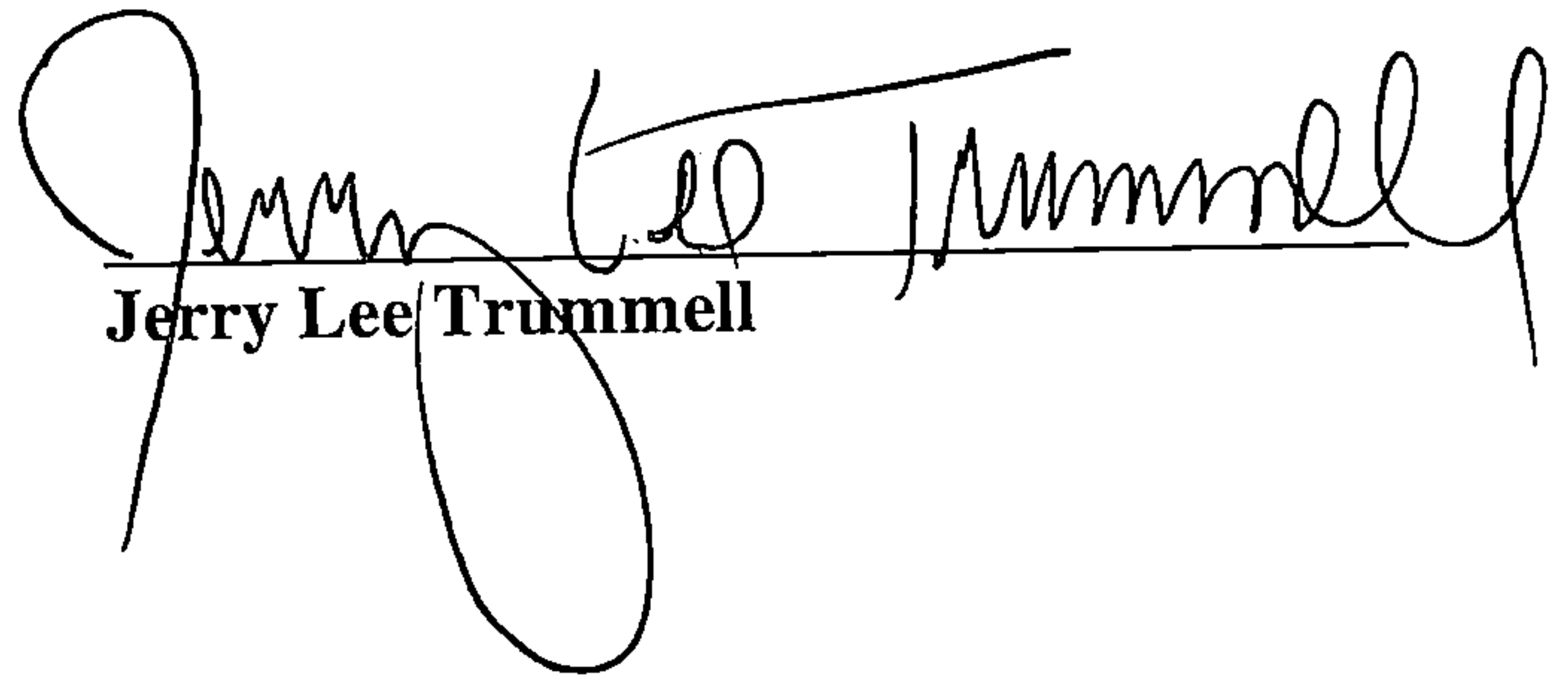
Given under my hand and official seal this 17 day of March, 2023.

My Commission Expires: 03/17/2025

R Sweeney
Notary Public

[additional signature and notary acknowledgment on following page]

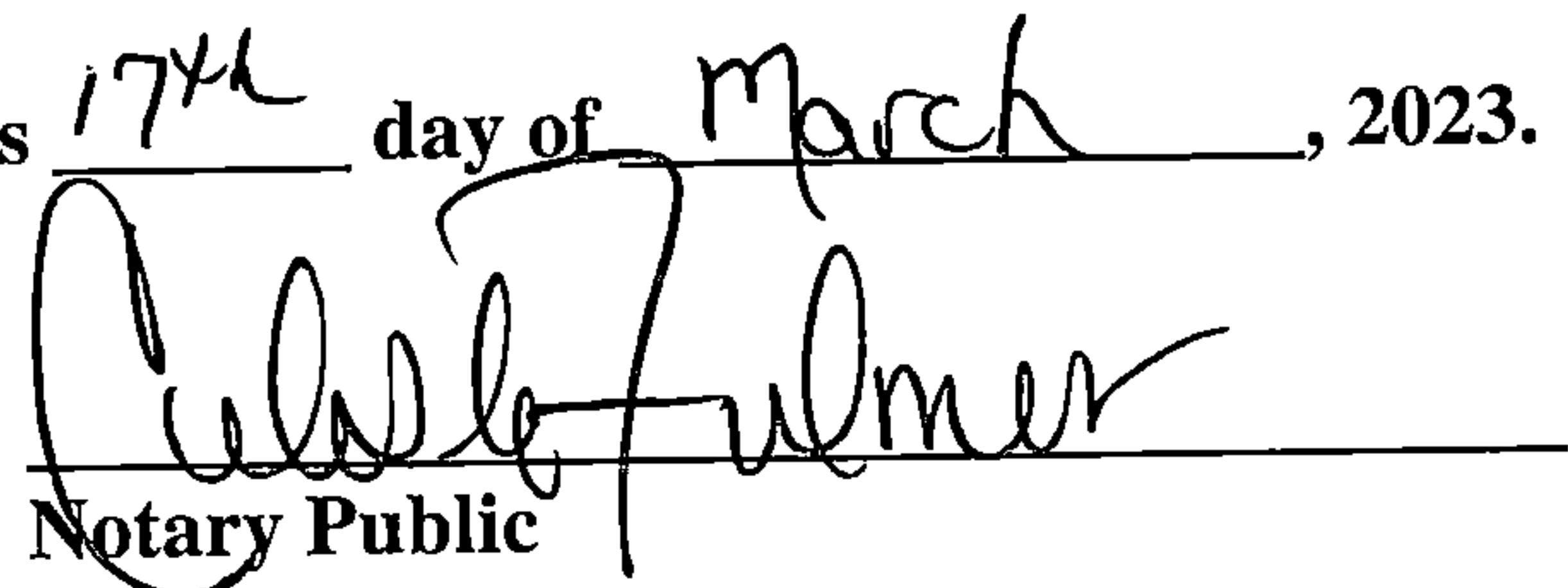



Jerry Lee Trummell

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jerry Lee Trummell, who 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of March, 2023.


Notary Public

My Commission Expires: 10-9-24


20230329000086780 2/4 \$71.00
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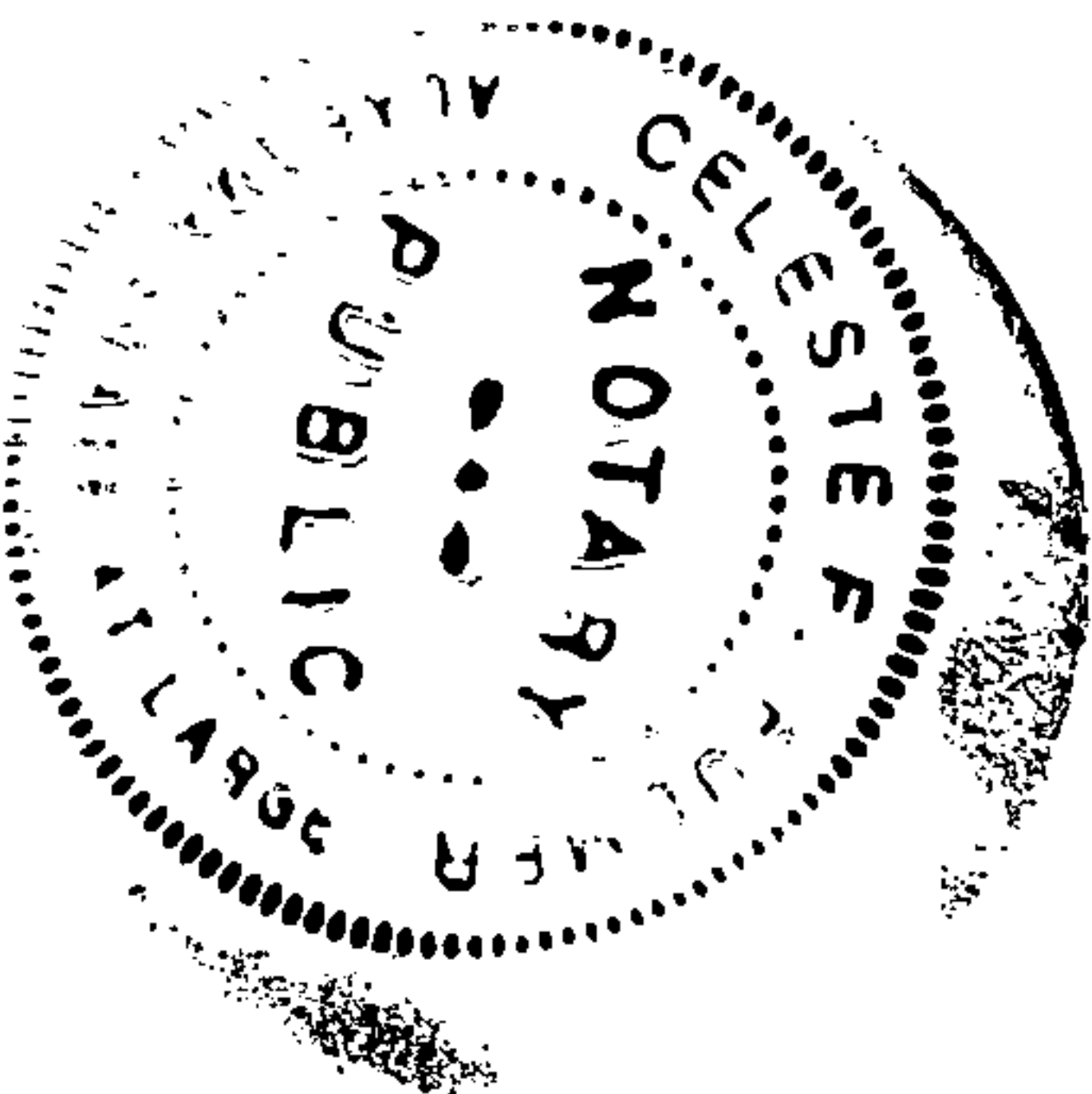


EXHIBIT "A"
LEGAL DESCRIPTION



20230329000086780 3/4 \$71.00
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A parcel of land located in the SW 1/4 of the NE 1/4 of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the NW corner of said 1/4-1/4 Section; thence run East along the North line of said 1/4-1/4 Section a distance of 669.85 feet to the point of beginning; thence continue last course a distance of 201.90 feet; thence turn right 115 degrees 52 minutes 09 seconds a distance of 608.78 feet; thence turn right 67 degrees 47 minutes 27 seconds a distance of 46.77 feet; thence turn left 99 degrees 10 minutes 00 seconds a distance of 200.25 feet to the Northerly right of way of Shelby County Highway No. 26; thence turn right 98 degrees 47 minutes 01 seconds along said right of way a distance of 161.31 feet; thence turn right 73 degrees 14 minutes 26 seconds a distance of 640.63 feet 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 Jerry Lee Trummell & Regan D. Trummell Grantee's Name Edwin B. & Vicki C. Holcombe
Mailing Address 27 Hwy 331 Mailing Address 4078 Hwy 26
Columbiana, AL 35051 Columbiana, AL 35051

Property Address Vacant Land
Columbiana, AL 35051

Date of Sale 3-17-23
Total Purchase Price \$ 40,000.00



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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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal - By JS Warranty Deed
☒ Other

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 3-17-23

☐ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1