

This Instrument was Prepared by: Send Tax Notice To: Alton Keith Sims

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-23-29318

2324 Hwy 42
Calera, AL 35040

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 Fifty Four Thousand Dollars and No Cents (\$354,000.00)**, 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, **Patricia D. McCombs**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Alton Keith Sims and Ashley R. Knight, as joint tenants with right of survivorship** (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 taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$283,200.00 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 31st day of August, 2023.

Patricia D. McCombs
Patricia D. McCombs

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 Patricia D. McCombs, 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 31st day of August, 2023.

Michael T. Atchison
Notary Public, State of Alabama
My Commission Expires: September 01, 2024

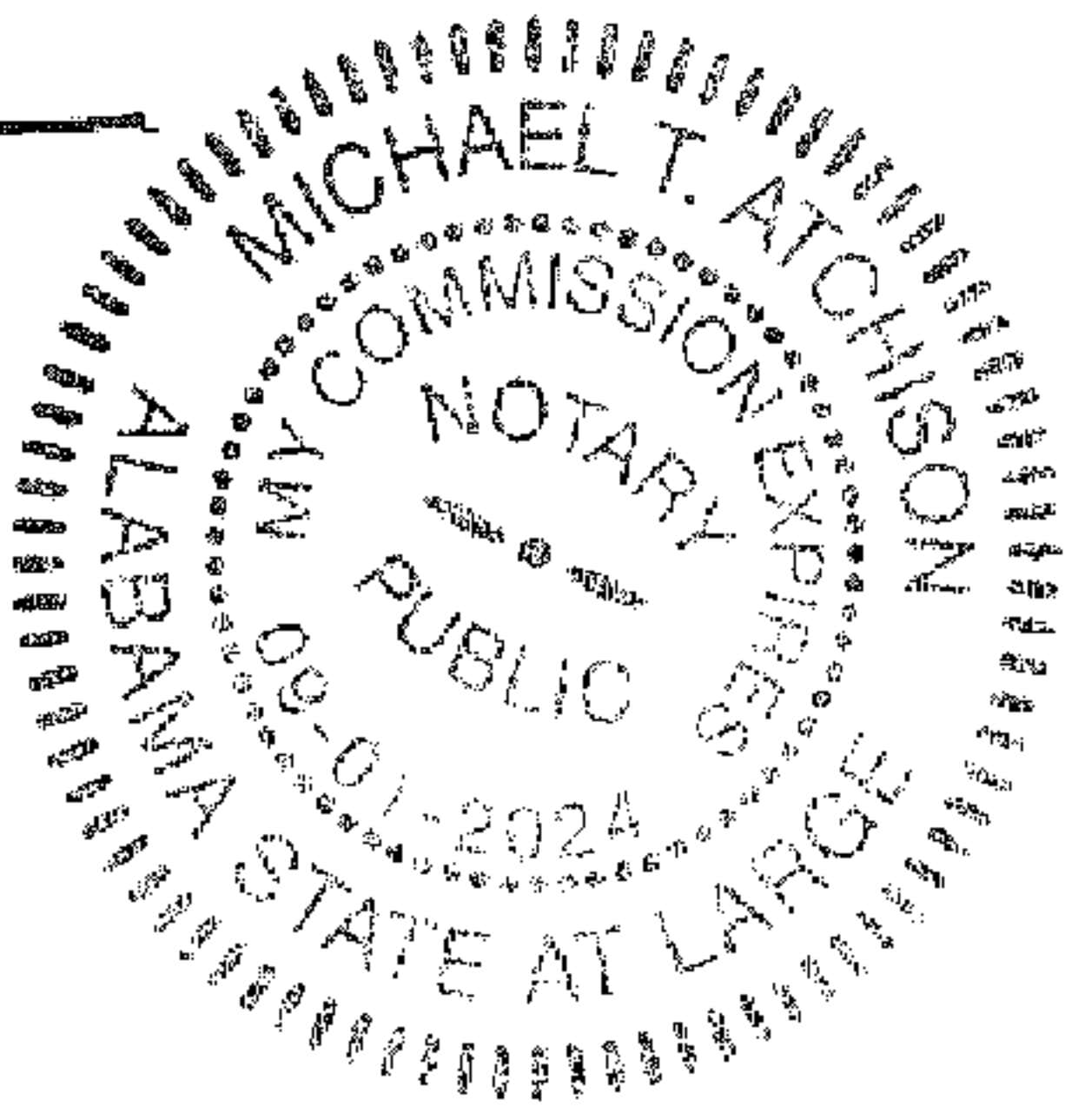


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SE corner of the SE 1/4 of NW 1/4 of Section 1, Township 22 South, Range 2 West and run thence West along the South line of said quarter-quarter section 700 feet, more or less, to the West right of way line of the new County Toad leading from Shelby Springs to Alabama Highway No. 70 near Dargin Cross Roads (said road known as the "New Shelby Springs-Dargin Road". for the point of beginning of the parcel herein described; thence continue West along the South line of said quarter-quarter section, a distance of 377 feet, more or less, to the Alabama Highway No. 70 near Dargin Cross Roads (said road known as the "Old Shelby Springs-Dargin Road" a distance of 880 feet, more or less, to the intersection thereof with the West right of way line of said "New Shelby Springs-Dargin Road"; thence run southeasterly along said West right of way line of said "New Shelby Springs-Dargin Road' a distance of 803 feet, more or less, to the point of beginning, being all that part of the SE 1/4 of NW 1/4 of Section 1, Township 22 South, Range 2 West, lying between the "Old Shelby Springs-Dargin Road" and the "New Shelby Springs-Dargin Road". Situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/06/2023 09:43:35 AM
 \$99.00 PAYGE
 20230906000269040

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Patricia D. McCombs</u>	Grantee's Name	<u>Alton Keith Sims</u>
Mailing Address	<u>2211 Hwy 42</u> <u>Calera AL 35040</u>	Mailing Address	<u>2324 Highway 42</u> <u>Calera, AL 35040</u>
Property Address	<u>2324 Highway 42</u> <u>Calera, AL 35040</u>	Date of Sale	<u>August 31, 2023</u>
		Total Purchase Price	<u>\$354,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 August 29, 2023

Print Patricia D. McCombs

 Unattested

Sign *Patricia D. McCombs*
(Grantor/Grantee/Owner/Agent) circle one

(verified by)