

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:
Regan Dane Trummell
63 Walnut Grove Way
Pendergrass, GA 30567

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY NINE THOUSAND NINE HUNDRED TWENTY DOLLARS AND ZERO CENTS (\$49,920.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Regan Dane Trummell, a single man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Regan Dane Trummell and Edwin Bruce Holcombe, as to 1/2 interest (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit “A” for Legal Description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

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

And I (we Grantees, heirs(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 9th day of October 2024.

Regan Dane Trummell

STATE OF Georgia)
COUNTY OF Jackson)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Regan Dane Trummell**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of October 2024.

Shivang Patel
Notary Public Shivang Patel
My Commission Expires: 07/18/2028

SHIVANG PATEL
NOTARY PUBLIC
Jackson County
State of Georgia
My Comm. Expires 07/18/2028

Exhibit "A" – Legal Description

Parcel No. 1.

A parcel of land containing 3.2 acres, more or less, located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West, described as follows: Commence at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 252.28 feet to the point of beginning; thence continue last course a distance 417.57 feet; thence turn right 120 deg, 56 Min. .09 sec. a distance 640.63 feet to the Northerly right-of-way of Shelby County Highway No. 26; thence turn right 106 deg. 45 min. 34 sec. Along said right-of-way a distance of 161.31 feet; thence turn right 45 deg. 00 min. 39 sec. a distance of 430.68 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/17/2024 08:07:09 AM
 \$78.00 DANIEL
 20241017000325330

Allen 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 Regan Dane Trummell
 Mailing Address 103 Walnut Grove Way
Pendergrass, GA
30567

Grantee's Name Regan Dane Trummell
 Mailing Address 103 Walnut Grove Way
Pendergrass, GA
30567

Property Address VACANT
Land

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 49,930.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

Tax Value

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

Regan Dane Trummell

Unattested

Sign

Regan Dane Trummell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1