

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars and no/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned Merrie Charlotte Holcombe, a single woman (hereinafter called the Grantor), the receipt whereof is hereby acknowledged, the Grantor, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to Merrie Charlotte Holcombe (hereinafter called Grantee), all of the Grantor's rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

From the northwest corner of the NW 1/4 of the SE 1/4 of Section 2, Township 22 South, Range 3 West, run northerly along the west boundary line of the SW ¼ of the NE ¼ of Section 2, Township 22 South, Range 3 West for 9.0 feet; thence turn an angle of 87 degrees 23 minutes to the right and run northeasterly 3.7 feet to a point on the east right of way line of Alabama State Highway No. 119 for the point of beginning of the land herein described; thence continue northeasterly along the last said course for 299.69 feet; thence turn an angle of 94 degrees 57 minutes to the right and run southerly 183.7 feet; thence turn an angle of 92 degrees 23 minutes to the left and run northeasterly 521.65 feet; thence turn an angle of 91 degrees 59 minutes to the right and run southerly 413.6 feet; thence turn an angle of 96 degrees 19 minutes to the right and run northwesterly 616.0 feet; thence, turn an angle of 85 degrees 51 minutes to the right and run northerly 261.25 feet; thence, turn an angle of 86 degrees 32 minutes to the left and run northwesterly 121.75 feet; thence, turn an angle of 91 degrees 37 minutes to the right and run northeasterly 101.53 feet; thence turn an angle of 92 degrees 27 minutes to the left and run northwesterly 112.33 feet, more or less, to a point on the east ROW line of Alabama State Highway No. 119; thence turn an angle of 87 degrees 27 minutes to the right and run northerly along the East ROW line of said Highway 104.75 feet, more or less, to the point of beginning.

Cynthia Holcombe was the wife of James Holcombe Jr, having died on November 21, 2013. James and Cynthia Holcombe never had any children. Further, James Holcombe Jr did not have children or adopted children. The children listed in James Holcombe Jr.'s obituary are Cynthia Holcombe's children with her first husband. Cynthia Holcombe conveyed all her right, title and interest to Merrie Charlotte Holcombe in quitclaim deed recorded in Instrument Number: 20240927000300050.

James Holcombe a/k/a James Holcombe, Sr. and wife Jennette G. Holcombe a/k/a Jennette C.

Holcombe were the parents of James Holcombe, Jr. and Merrie Charlotte Holcombe. James Holcombe a/k/a James Holcombe, Sr. and wife, Jennette G. Holcombe a/k/a Jennette C. Holcombe were the last owners of record and their deed was recorded in Deed Book 228, Page 606 and owned the property as joint tenants with right of survivorship. James Holcombe a/k/a James Holcombe, Sr. date of death was April 28, 2000 and was deceased when James Holcombe Jr. died on November 21, 2013 and Jennette G. Holcombe a/k/a Jennette C. Holcombe died on April 7, 2015.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and official seal this 24th day of March, 2025.

Merrie Charlotte Holcombe
Merrie Charlotte Holcombe

STATE OF Arkansas
Washington COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Merrie Charlotte Holcombe, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 24th day of March, 2025.



Sagely Smith
Notary Public
My Commission Expires: Feb 5 2035

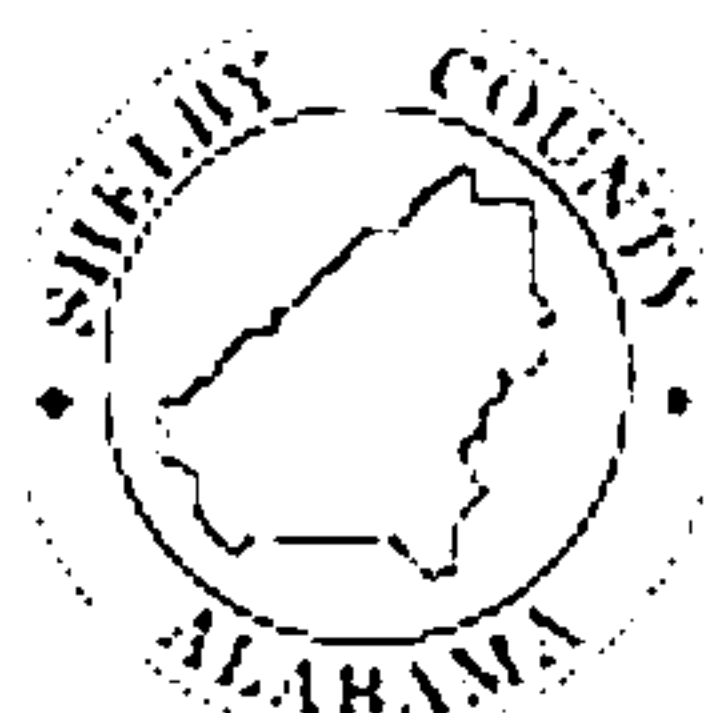
Prepared by:
Mark A. Pickens
Mark A. Pickens, P. C.
Post Office Box 26101
Birmingham, Alabama 35260
MAP# 24-0073

Grantee address and Send Tax Notice to:
Merrie Charlotte Holcombe
1447 E Masonic Drive
Fayetteville, AR 72703

Grantor's Address:
Merrie Charlotte Holcombe
Address: 1447 E Masonic Drive
Fayetteville, AR 72703

Purchase Price: clear title \$18,818.12 see Inst # 20240027000267190
see Inst # 20240927000700050

Address of Property: None given



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2025 12:06:30 PM
\$26.00 BRITTANI
20250325000089200

Alli S. Bayl