

**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:*  
**Jerrell Spruill**  
**196 Mockingbird Glade**  
**Columbiana, Al 35051**

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **FOUR THOUSAND DOLLARS AND ZERO CENTS (\$4,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Melissa Holcombe, a single woman, Sean Holcombe, a married man, Morgan Tidwell, a married woman, Darrell Holcombe, a married man, Tina Fernandez, a single woman, Darian Holcombe, a married man, Brenda Holcombe, a single woman, Teresa Holcombe, a single woman, Karen Holcombe, a single woman, Kevin Holcombe, a married man, Terry Davis, a married man, and Tammy Hayes, a married woman.* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Jerrell Spruill, Darlene Holcombe and Darian Holcombe* (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.

Grantors herein are all the heirs at law of Sharon A. Key, grantee in Instrument No. 20070411000167580, having died intestate October 12, 2024.

**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 11<sup>th</sup> day of March, 2025.

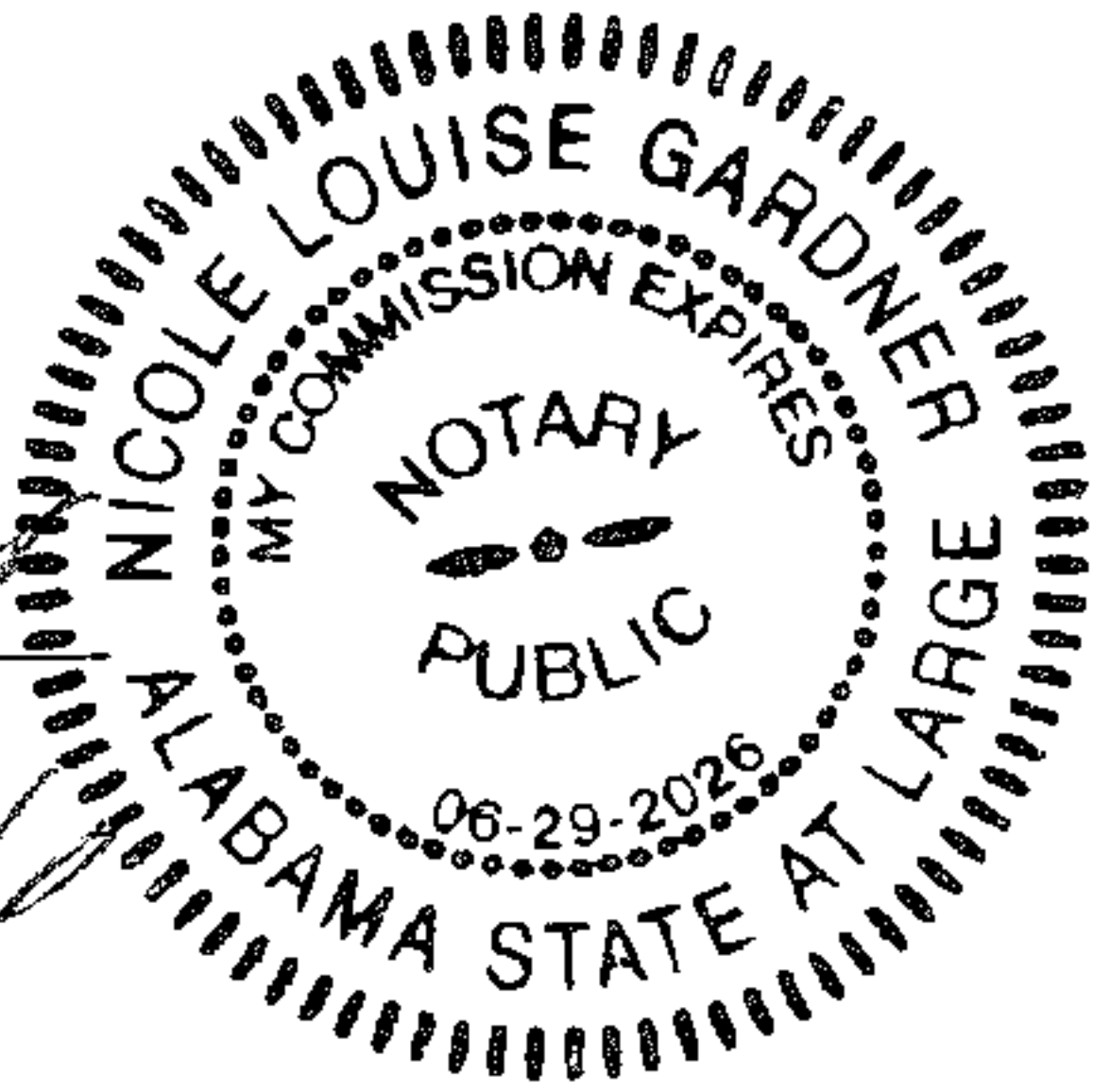
\_\_\_\_\_ *Melissa Holcombe*  
**Melissa Holcombe**

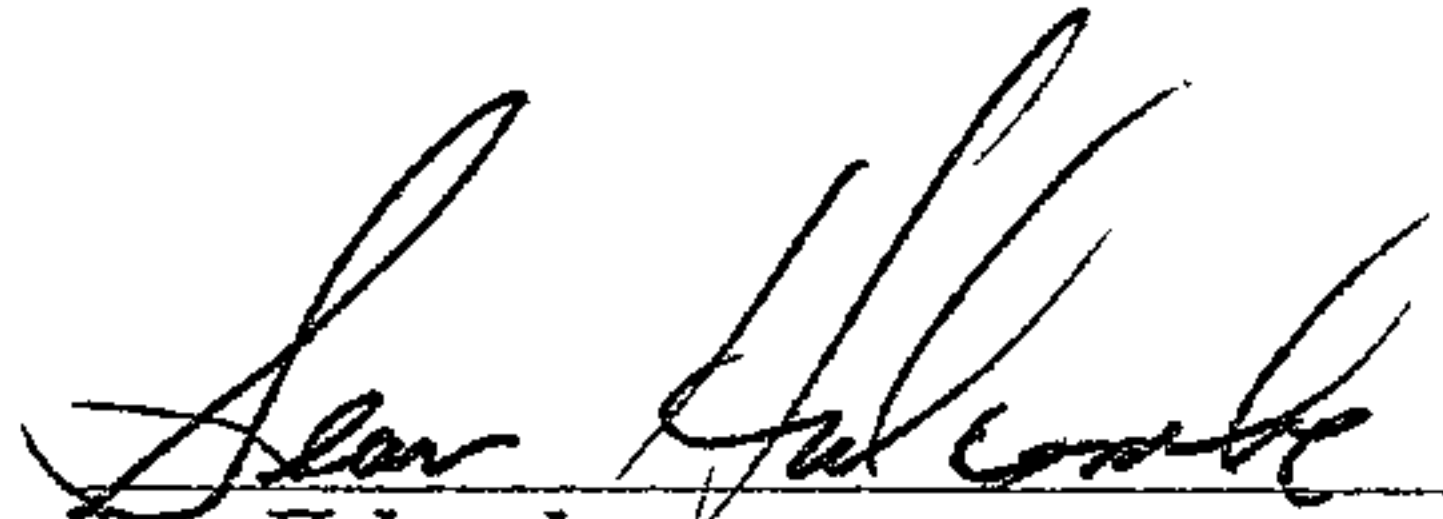
**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Melissa Holcombe*, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of March 2025.

*Nicole Louise Gardner*  
Notary Public  
My Commission Expires: 6-29-2026

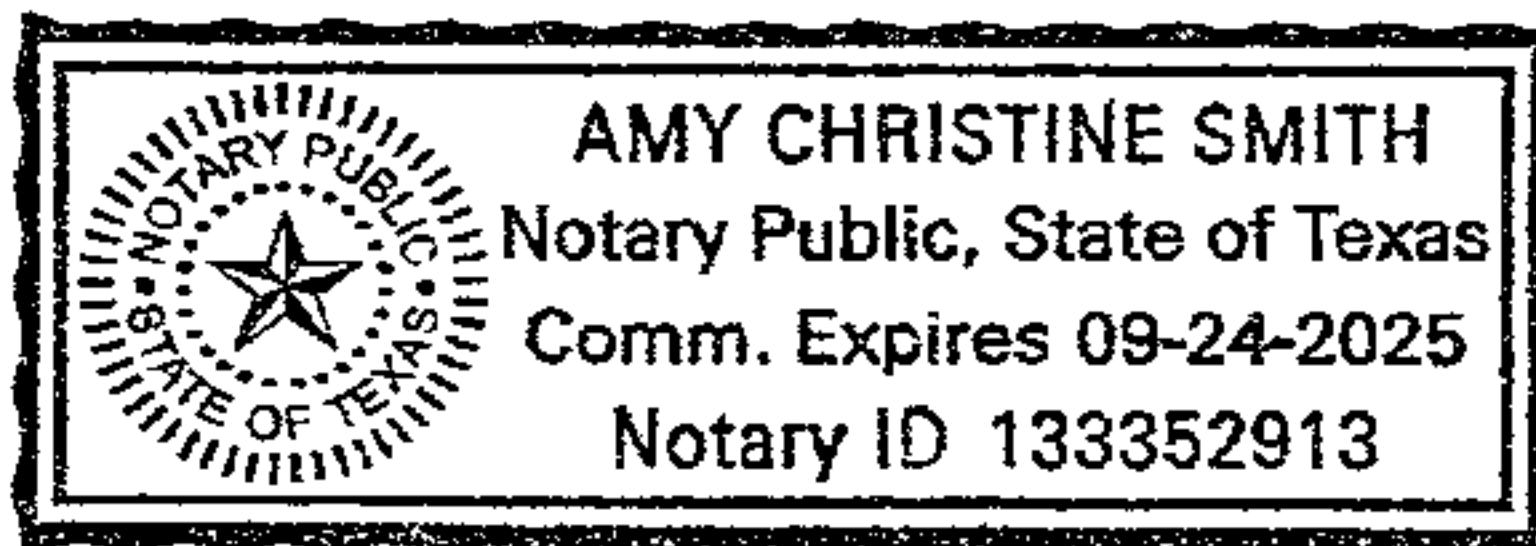


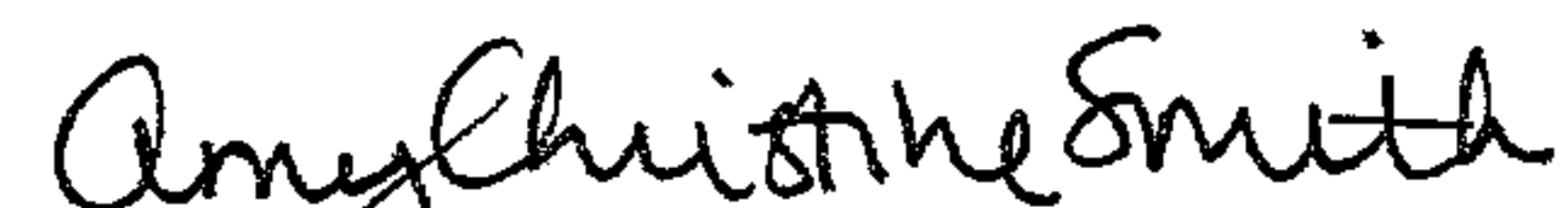
  
Sean Holcombe

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Sean Holcombe*, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of March 2025.



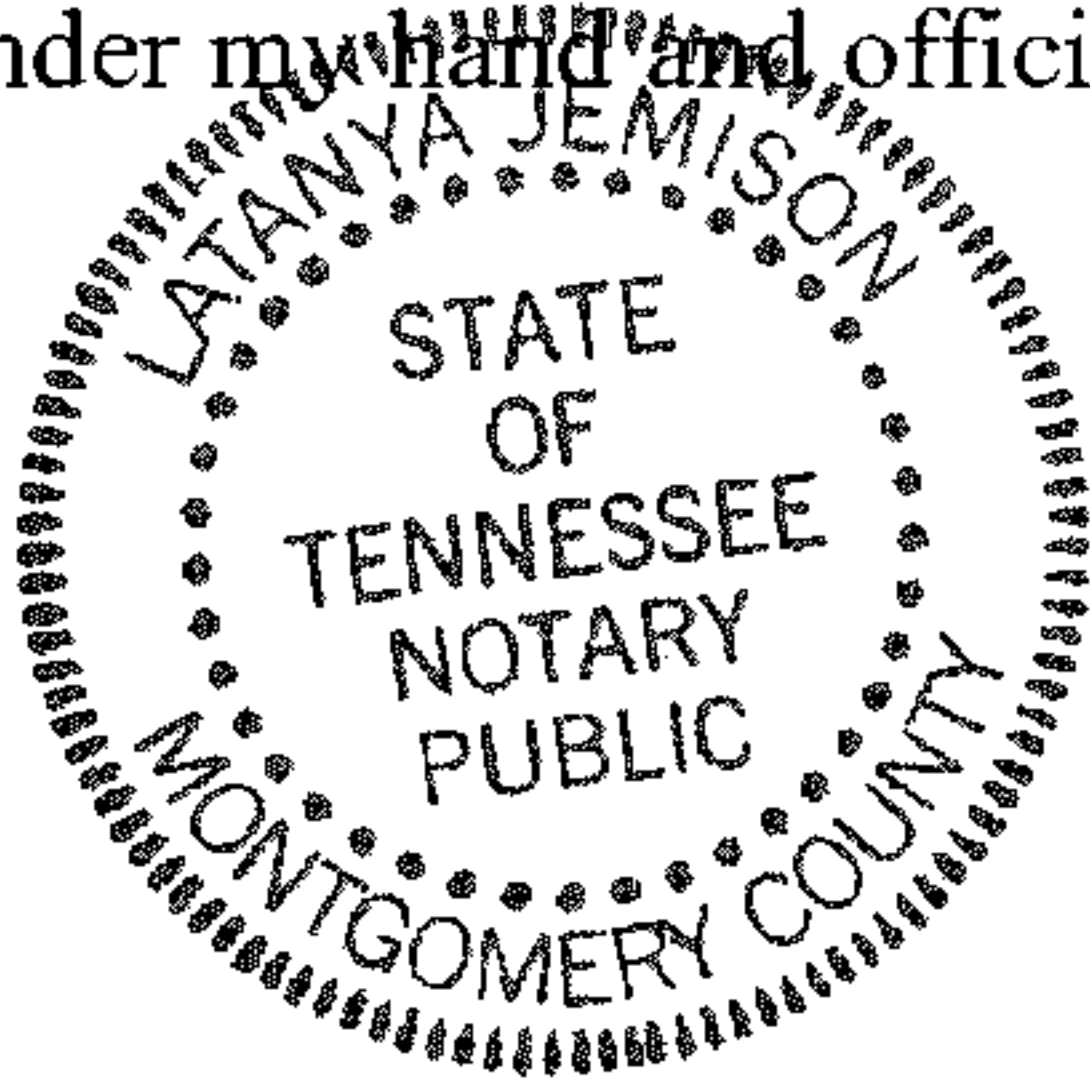
  
Notary Public  
My Commission Expires: 9/24/2025

Morgan Tidwell  
**Morgan Tidwell**

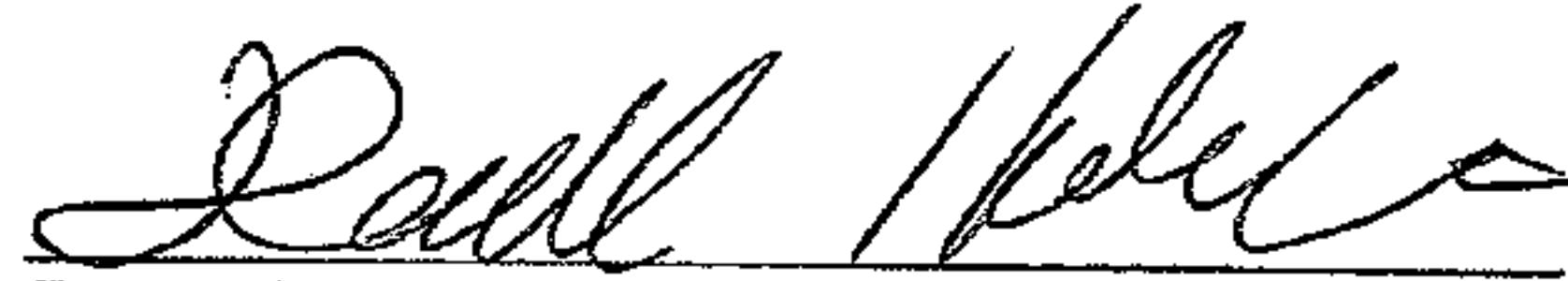
**STATE OF ALABAMA)  
COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Morgan Tidwell**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of March 2025.



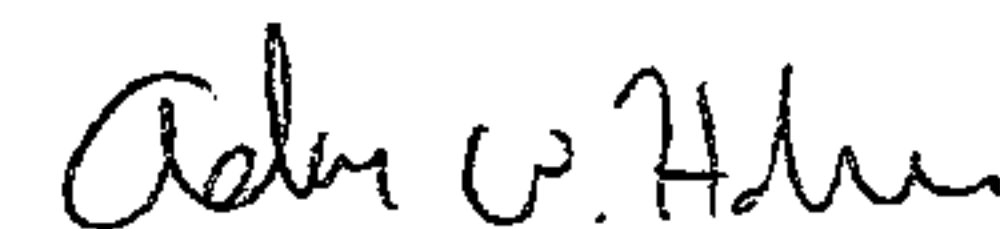
Latanya Jemison  
Notary Public  
My Commission Expires: 7/18 /2028

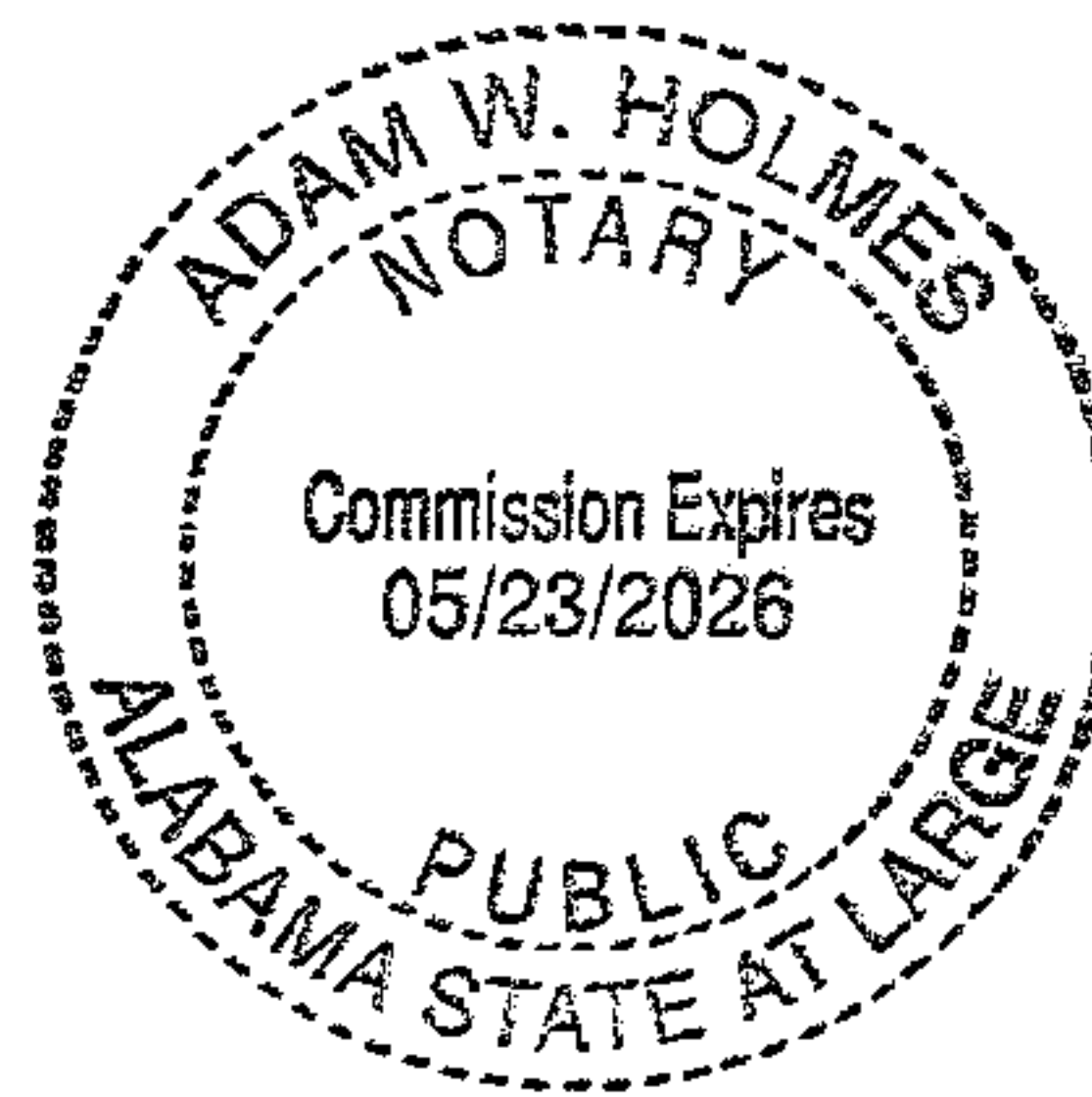
  
Darrell Holcombe

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Darrell Holcombe*, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of March 2025.

  
Notary Public  
My Commission Expires: 05-23-2026

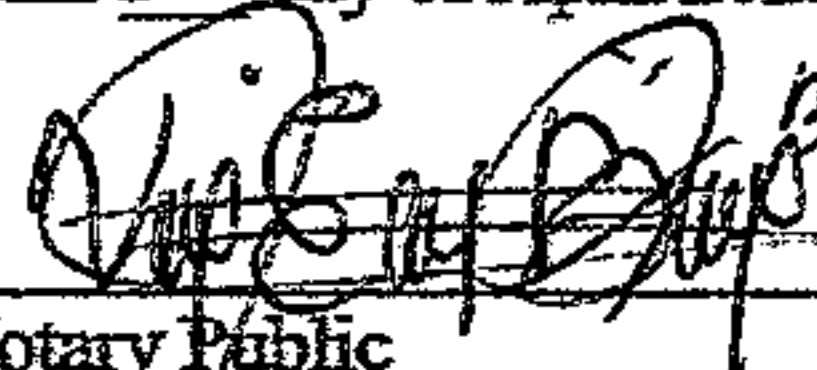


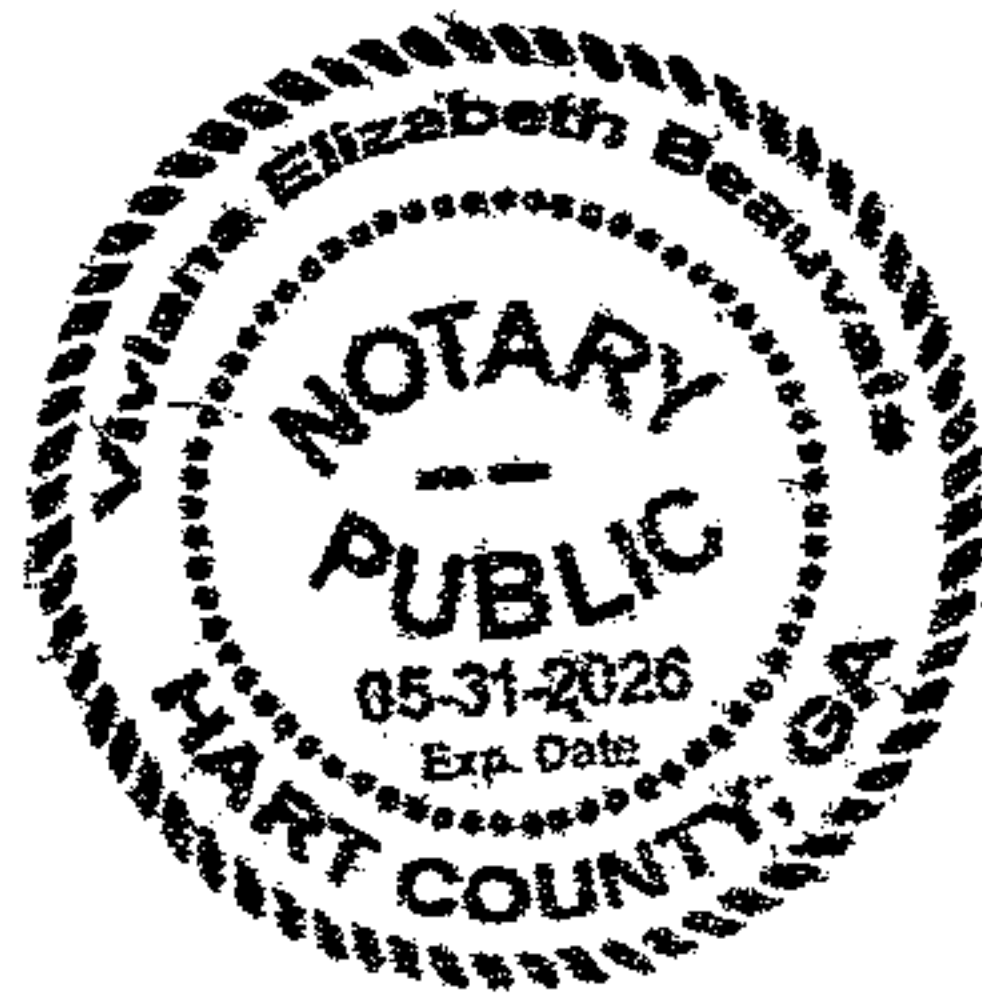
  
Teresa Holcombe

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Teresa Holcombe*, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of April 2025.

  
Notary Public  
My Commission Expires: 05-31-2026





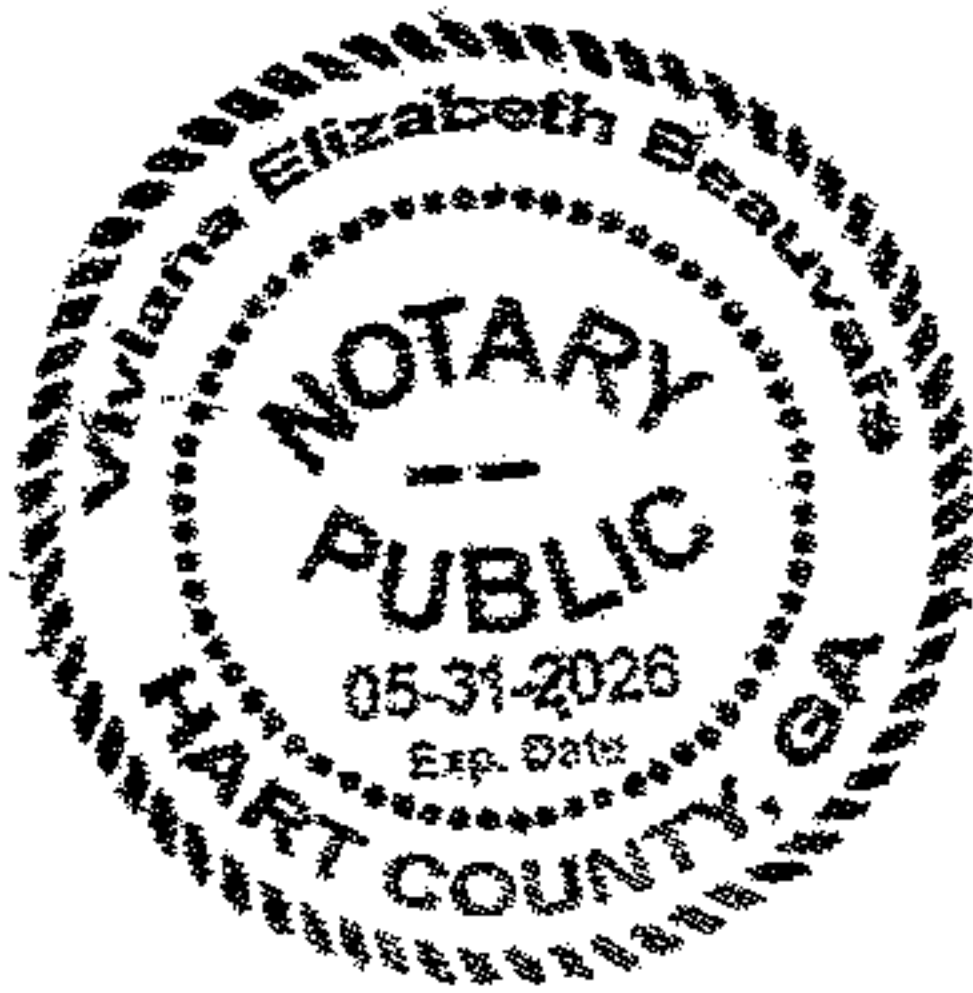
Karen R. Bracken  
Karen Bracken

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that  
*Karen Bracken*, whose name 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, she executed the same voluntarily on the day  
the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of April 2025.

[Signature]  
Notary Public  
My Commission Expires: 05-31-2026



Tina Fernandez

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Tina Fernandez**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_ day of March 2025.

Notary Public  
My Commission Expires:

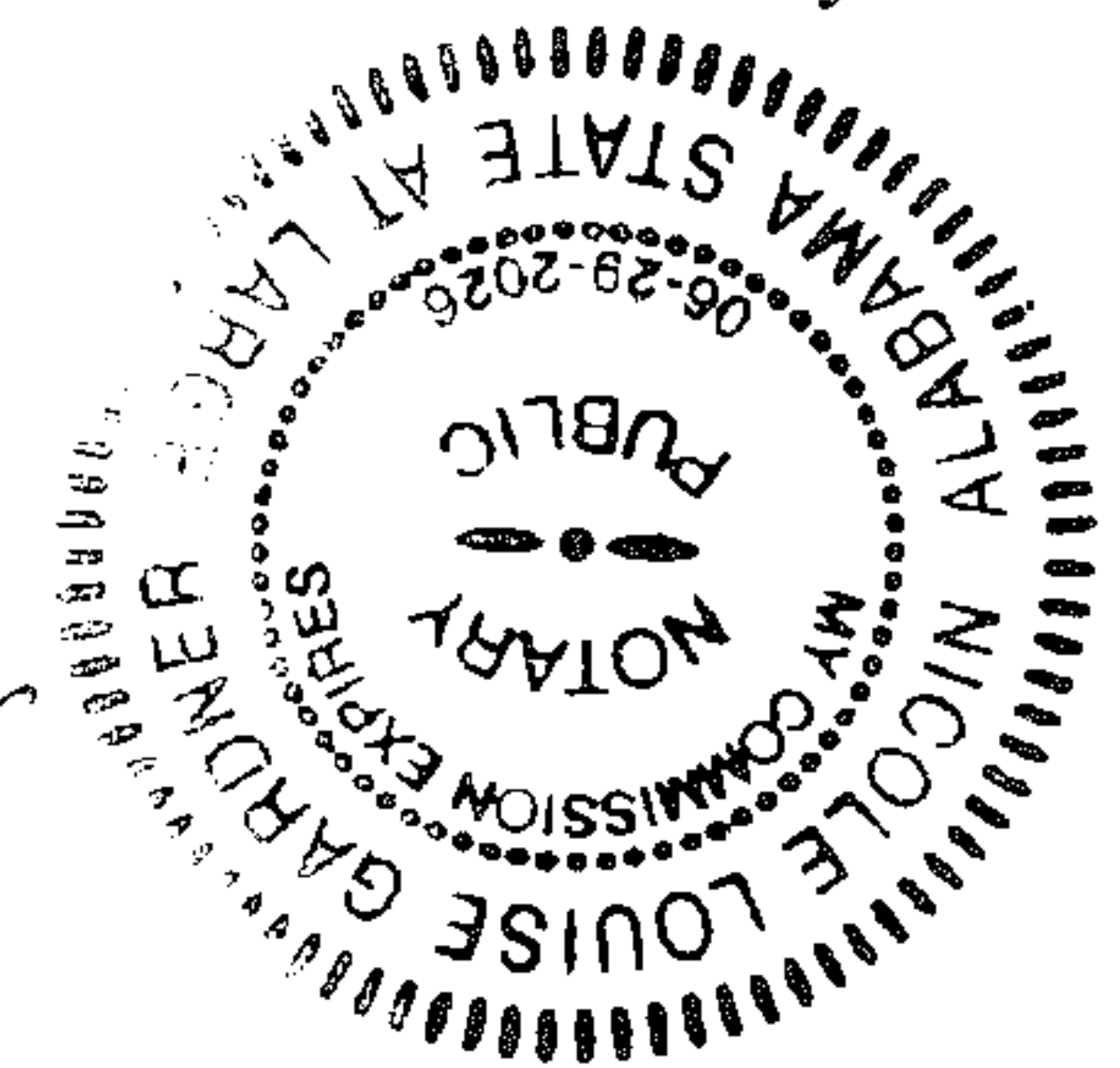
Darian Holcombe  
Darian Holcombe

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Darian Holcombe**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of March 2025.

Nicole Louise Gardner  
Notary Public  
My Commission Expires: 6-29-26



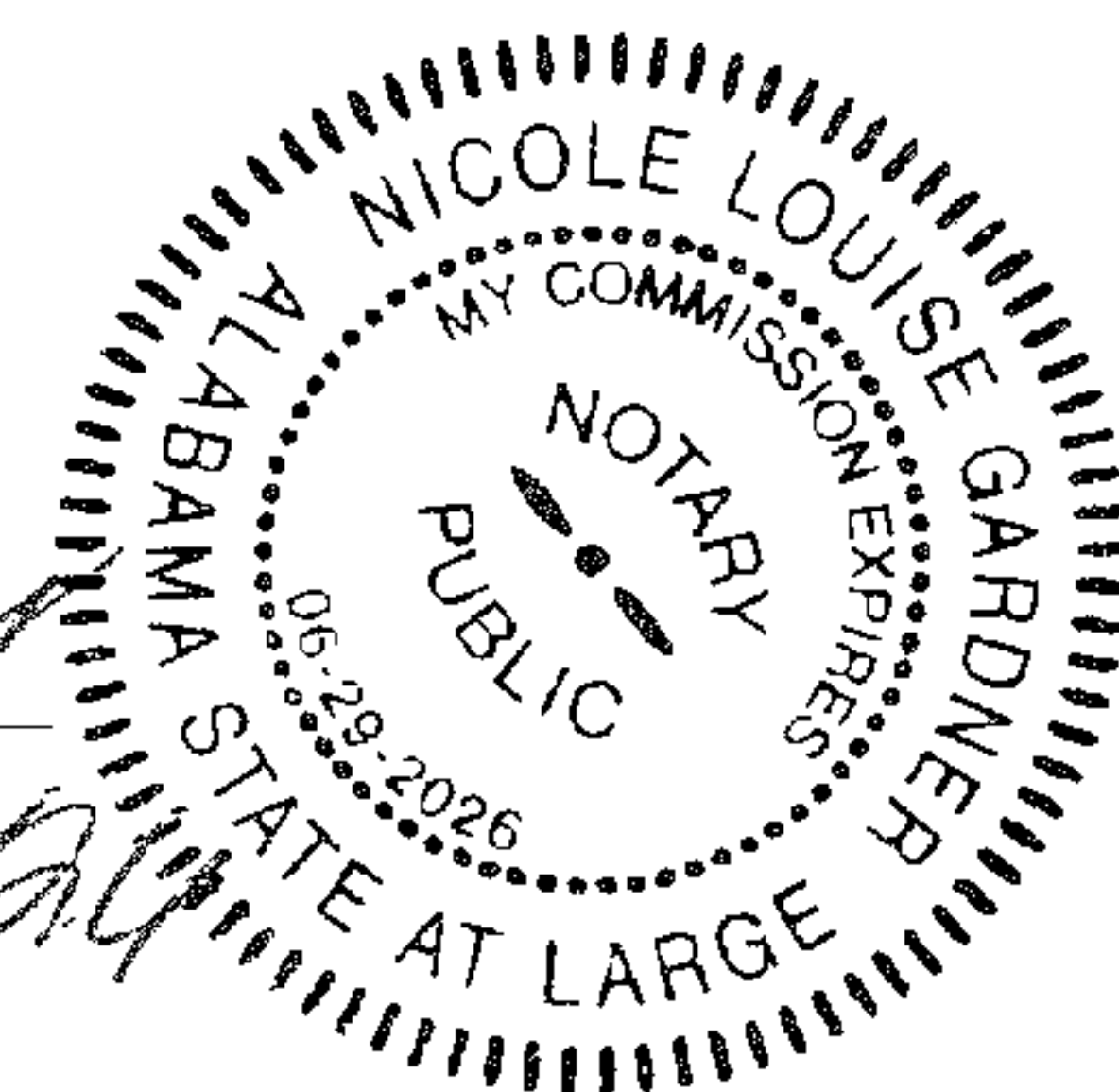
Brenda Holcombe  
Brenda Holcombe


STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Brenda Holcombe**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of March 2025.

Nicole Louise Gardner  
Notary Public  
My Commission Expires: 6-29-26

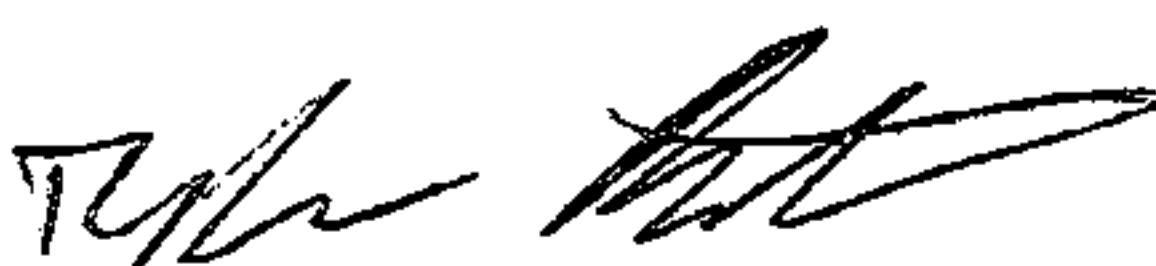


  
Tina Fernandez

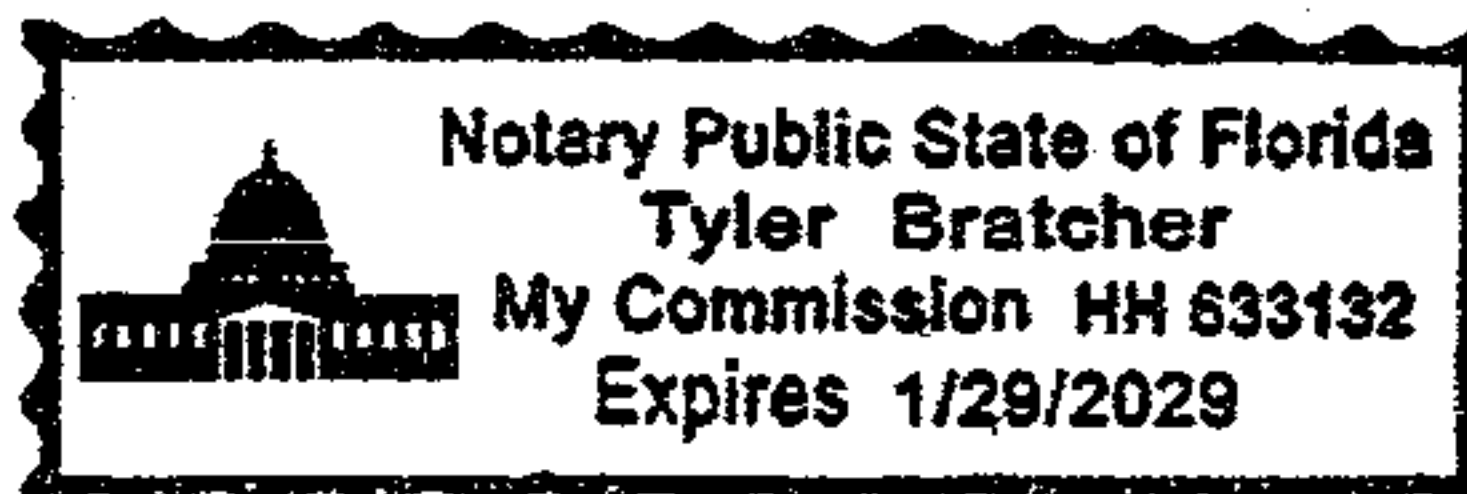
STATE OF ~~ALABAMA~~ Florida  
COUNTY OF ~~SHELBY~~ Orange

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Tina Fernandez*, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of March 2025.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 01/29/2029

STATE OF FLORIDA  
COUNTY OF Orange  
SWORN TO (OR AFFIRMED) AND SUBSCRIBED  
BEFORE ME ON THIS 19 DAY OF March  
2025 BY Tina Fernandez  
WHO WAS PERSONALLY KNOW \_\_\_\_\_ OR  
PRODUCED I.D. FL/DL F655-808-62-S20-0  
NOTARY PUBLIC Tyler Bratcher





Kevin Holcombe  
Kevin Holcombe

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kevin Holcombe, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of March 2025.



Tiphanie Grizzle Cheek  
Notary Public  
My Commission Expires: 06-05-2025

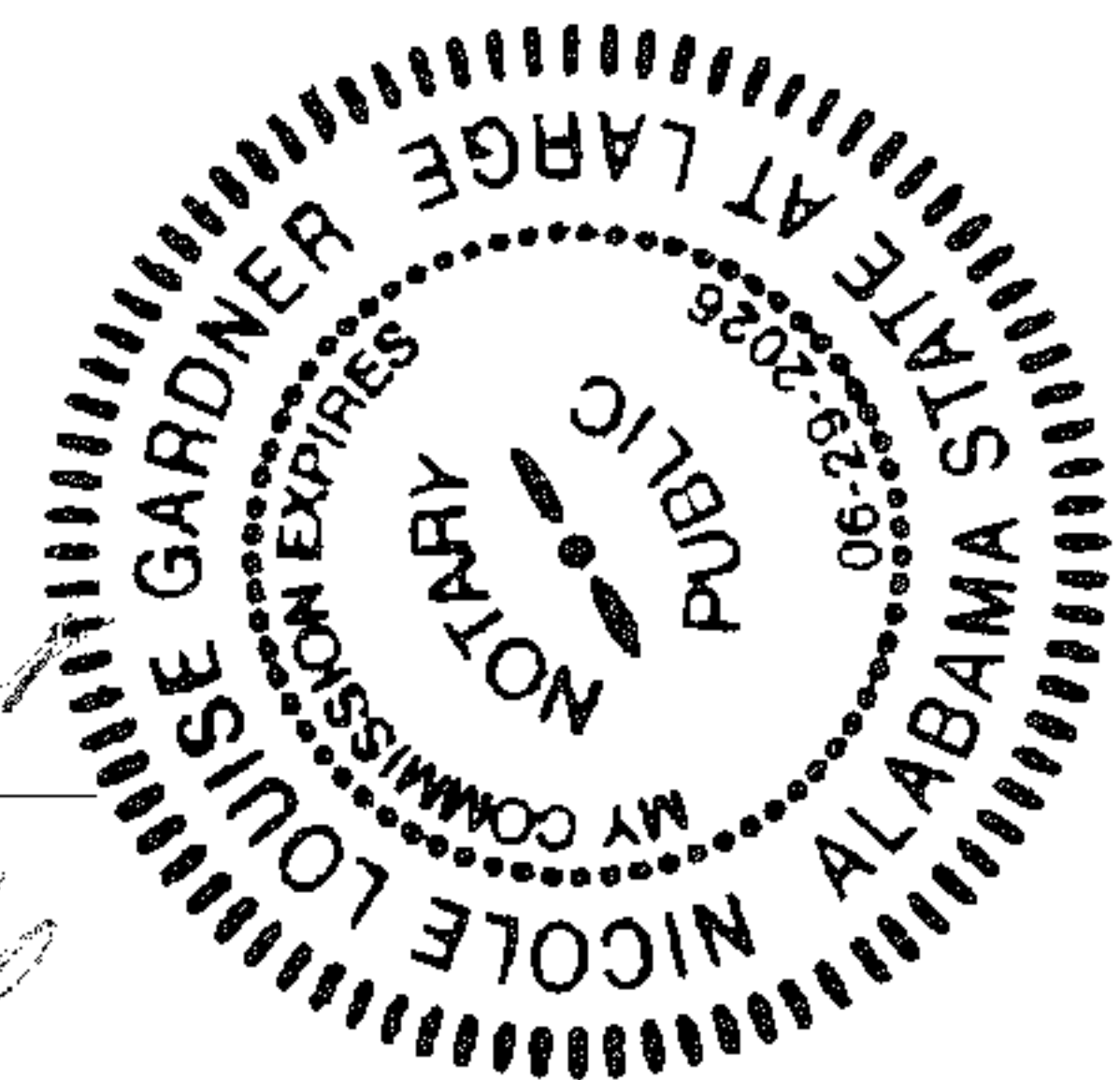
Terry Davis  
**Terry Davis**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Terry Davis**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of March 2025.

Nicole Louise Gardner  
Notary Public  
My Commission Expires: 6-29-26



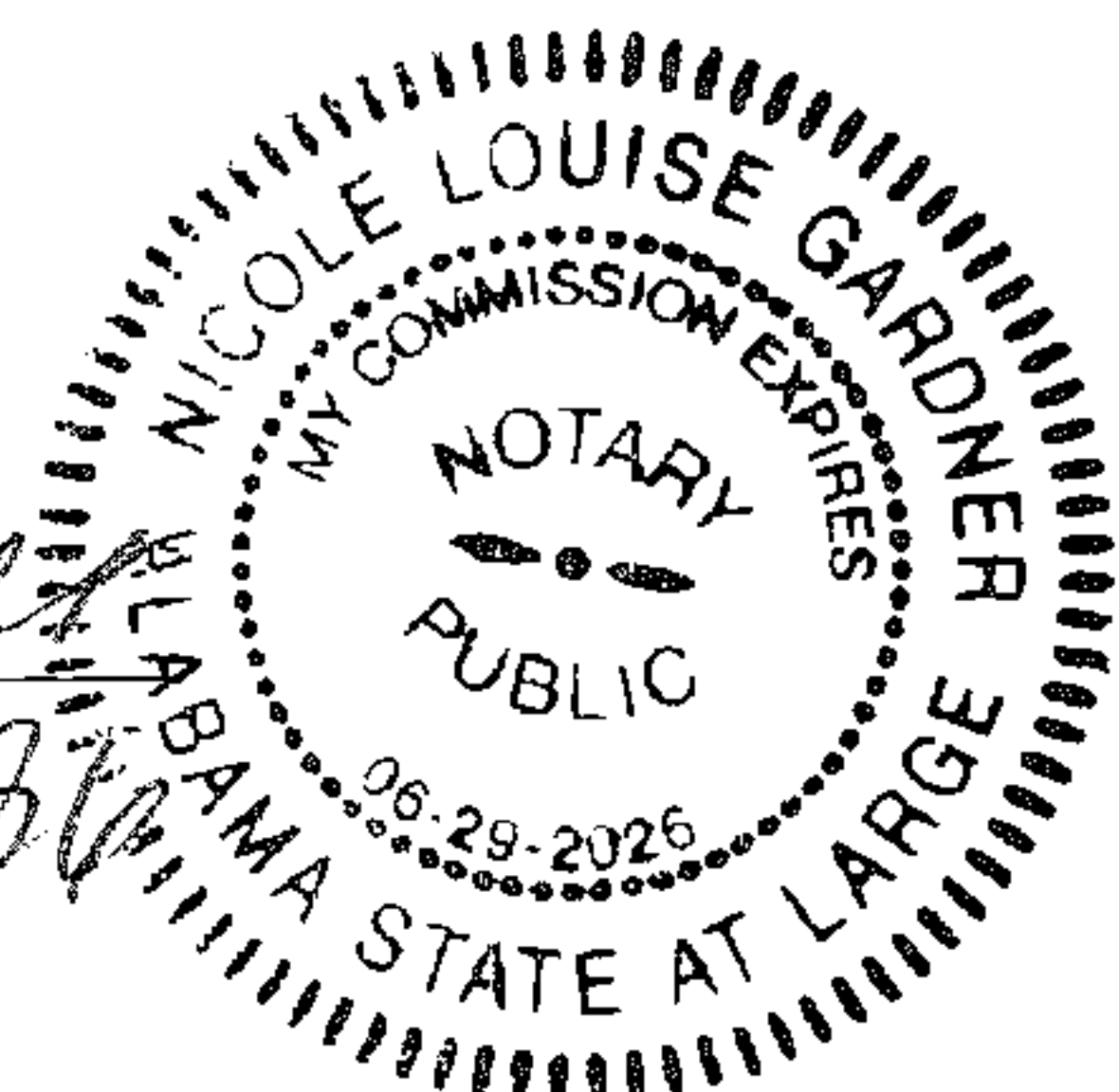
Tammy Hayes  
**Tammy Hayes**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Tammy Hayes**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of March 2025.

Nicole Louise Gardner  
Notary Public  
My Commission Expires: 6-29-26



## Exhibit "A"- Legal Description

Begin at the SW corner of Section 13, Township 21 South, Range 2 West, and run Northerly along the West side of Section for 1651.00 feet to the point of beginning; thence turn an angle of 96 deg. 15'29" to the right and run Easterly for 243.56 feet; thence turn an angle of 9 deg. 14' 42" to the left and run Easterly for 265.42 feet to a point on the West bank of a creek; thence turn an angle of 88 deg. 34' 13" to the left and run Northerly for 31.63 feet to a point on the West bank of a creek; thence turn angle of 50 deg. 22' 39" to the left and run Northwesterly for 237.69 feet to a point; thence run Northerly 115 feet parallel to the West line of said Section 13; thence 117 deg. 30' left and run Southwesterly 341.96 feet to a point on the West line of said Section 13; thence run Southerly 157.68 feet to the point of beginning.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/11/2025 02:31:48 PM  
 \$70.00 PAYGE  
 20250411000108300

*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 Melissa Holcombe  
 Mailing Address 25 Mockingbird Glade  
Columbiana, AL  
35051

Grantee's Name Jerrell Spruill  
 Mailing Address 196 Mockingbird Glade  
Columbiana, AL  
35051

Property Address 193 Mockingbird Glade  
Columbiana, AL  
35051

Date of Sale 3-11-25  
 Total Purchase Price \$ 4,000.00

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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ 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 3-11-25

Print

Sign

Unattested

(verified by)

Mike T. Thompson  
Mike T. Thompson  
 (Grantor/Grantee/Owner/Agent) circle one