

This Instrument was Prepared by:

Send Tax Notice To: Dylon Chase Holliman

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

1535 Hwy 61
Columbiana, AL 35051

File No.: SG-14494

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **One Hundred Twenty Nine Thousand Dollars and No Cents (\$129,000.00)**, 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, **Nancee Oliver aka Nancy Oliver, as Trustee of The Testamentary Trust created under the Last Will and Testament of Leola R. Tipper, deceased, Jefferson County Probate Case No. 117547**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dylon Chase Holliman**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **1535 Highway 61 ., Columbiana, AL 35051**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Nancee Oliver is one and the same as Nancy Oliver, Trustee of the Testamentary Trust created under the Last Will and Testament of Leola R. Tipper, deceased, Jefferson County Probate Case NO. 117547.

\$125,130.00 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 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, 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 10th day of July, 2025.

NANCEE OLIVER AKA NANCY OLIVER, AS
TRUSTEE OF THE TESTAMENTARY TRUST
CREATED UNDER THE LAST WILL AND
TESTAMENT OF LEOLA R. TIPPER, DECEASED,
JEFFERSON COUNTY PROBATE CASE NO.
117547

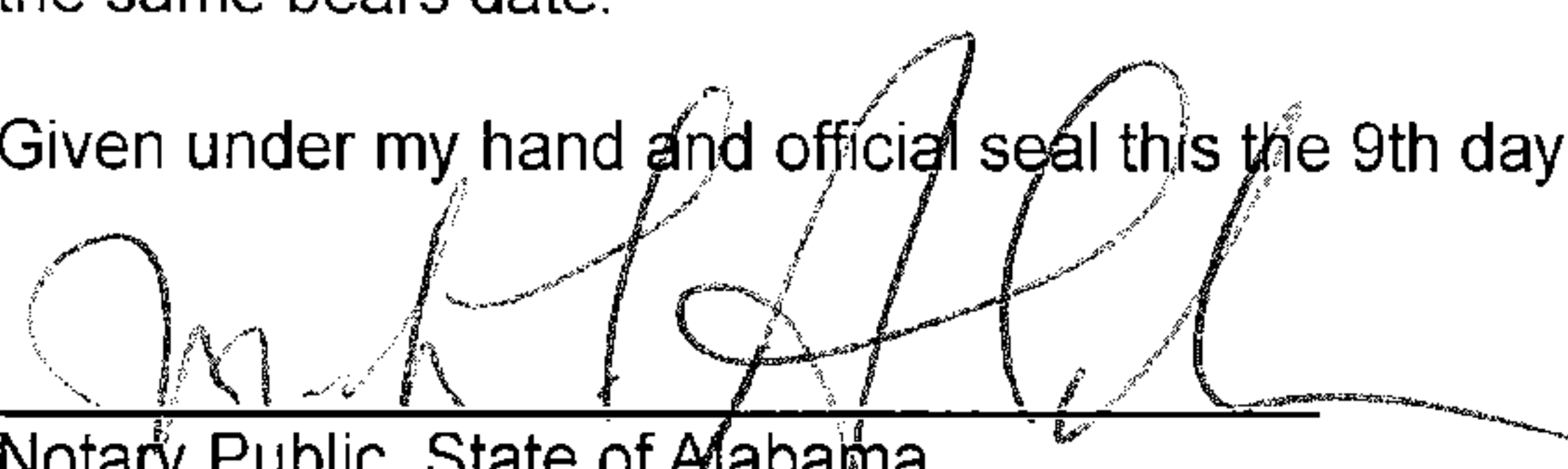
Nancee Oliver aka Nancy Oliver
Nancee Oliver aka Nancy Oliver
Trustee

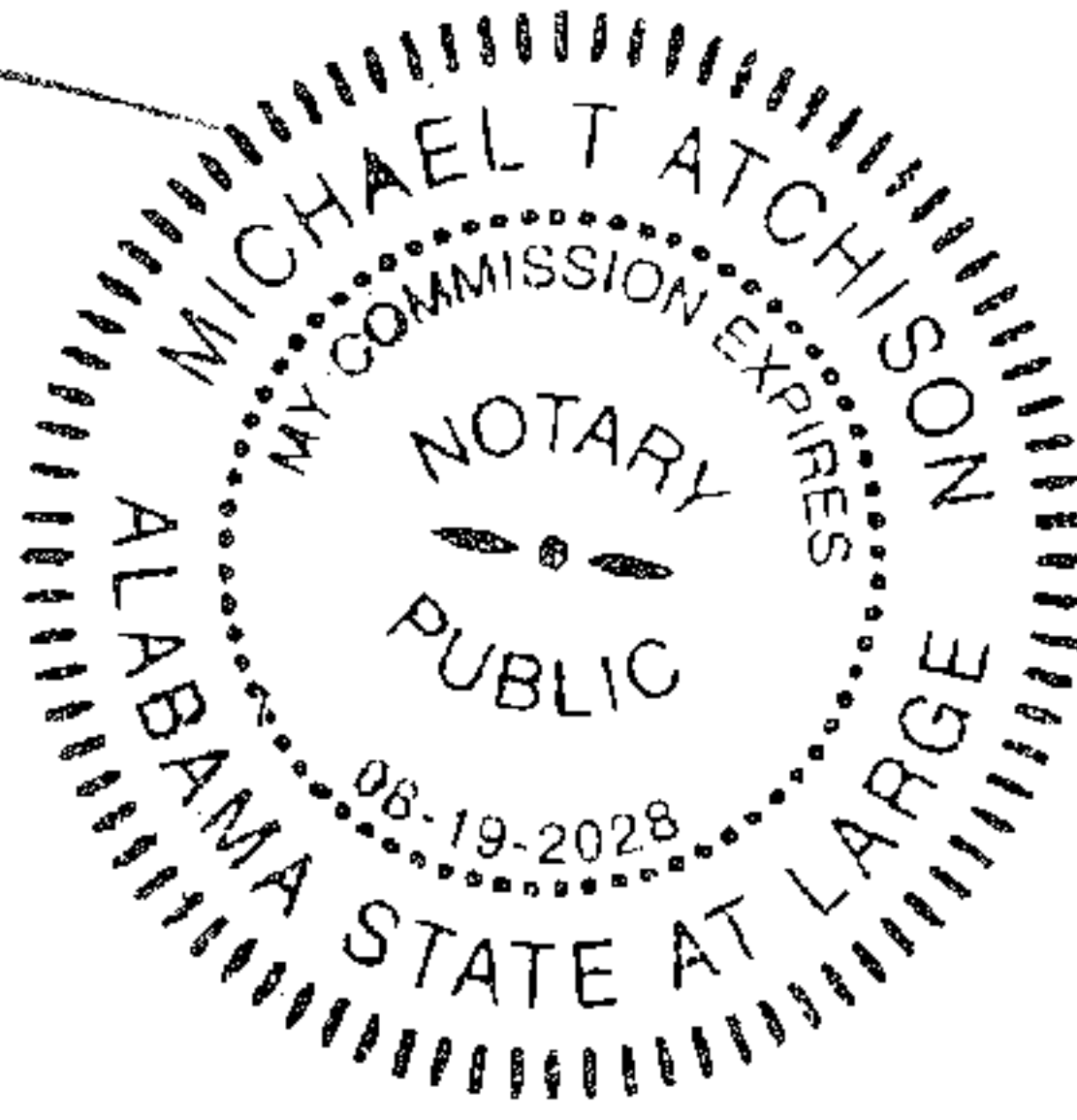
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Nancee Oliver aka Nancy Oliver, as Trustee of The Testamentary Trust created under the Last Will and Testament of Leola R. Tipper, deceased, Jefferson County Probate Case No. 117547, 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 9th day of July, 2025.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: August 19, 2028



LEGAL DESCRIPTION

(AS SURVEYED)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4, THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 5, TOWNSHIP 22 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND CONCRETE MONUMENT AT THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5 AND RUN S 88°45'06" E FOR A DISTANCE OF 684.92' TO A FOUND 1/2" REBAR; THENCE RUN S 59°49'04" E FOR A DISTANCE OF 600.01' TO A FOUND 1" IRON AND THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S 59°49'12" E FOR A DISTANCE OF 277.52' TO A FOUND 1" PIPE ON THE WEST RIGHT OF WAY LINE OF COUNTY HIGHWAY 61 (60' RIGHT OF WAY); THENCE RUN N 30°49'46" E ALONG SAID WEST RIGHT OF WAY FOR A DISTANCE OF 537.69' TO A FOUND AXLE; THENCE LEAVING SAID WEST RIGHT OF WAY, RUN N 89°53'13" W FOR A DISTANCE OF 112.98' TO A FOUND AXLE; THENCE RUN N 59°15'35" W FOR A DISTANCE OF 137.00' TO A SET 5/8" CAPPED REBAR "CLINKSCALES CA-1084-LS" IN A DITCH; THENCE RUN S 40°57'53" W ALONG SAID DITCH TO A POINT; THENCE RUN S 36°18'02" W ALONG SAID DITCH FOR A DISTANCE OF 304.72' TO A POINT; THENCE RUN S 23°46'14" E ALONG SAID DITCH FOR A DISTANCE OF 26.64' TO A POINT; THENCE RUN S 44°52'56" W ALONG SAID DITCH FOR A DISTANCE OF 96.42' TO THE **POINT OF BEGINNING**. DESCRIBED PARCEL CONTAINING 2.93 ACRES, MORE OR LESS

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT:

COMMENCE AT A FOUND CONCRETE MONUMENT AT THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5 AND RUN S 88°45'06" E FOR A DISTANCE OF 684.92' TO A FOUND 1/2" REBAR; THENCE RUN S 59°49'04" E FOR A DISTANCE OF 600.01' TO A FOUND 1" IRON AND THE **POINT OF BEGINNING** OF THE EASEMENT HEREIN DESCRIBED; THENCE RUN S 59°49'12" E FOR A DISTANCE OF 277.52' TO A FOUND 1" PIPE ON THE WEST RIGHT OF WAY LINE OF COUNTY HIGHWAY 61 (60' RIGHT OF WAY) TO THE **POINT OF ENDING** OF SAID EASEMENT; SAID EASEMENT SHALL BE 30' IN WIDTH WITH THE ABOVE DESCRIBED LINE BEING THE SOUTHWEST BOUNDARY LINE OF SAID 30' WIDE EASEMENT.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT:

COMMENCE AT A FOUND CONCRETE MONUMENT AT THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5 AND RUN S 88°45'06" E FOR A DISTANCE OF 684.92' TO A FOUND 1/2" REBAR; THENCE RUN S 59°49'04" E FOR A DISTANCE OF 600.01' TO A FOUND 1" IRON; THENCE RUN S 59°49'12" E FOR A DISTANCE OF 277.52' TO A FOUND 1" PIPE ON THE WEST RIGHT OF WAY LINE OF COUNTY HIGHWAY 61 (60' RIGHT OF WAY); THENCE RUN N 30°49'46" E ALONG SAID WEST RIGHT OF WAY FOR A DISTANCE OF 494.43' AND THE POINT OF BEGINNING OF THE CENTERLINE FOR THE 20' EASEMENT HEREIN DESCRIBED; THENCE RUN N 73°33'55" W FOR A DISTANCE OF 97.82' TO A POINT; THENCE RUN N 68°30'24" W FOR A DISTANCE OF 73.20' TO A POINT; THENCE RUN N 55°36'49" W FOR A DISTANCE OF 70.35' TO THE **POINT OF ENDING** OF SAID EASEMENT. SAID EASEMENT BEING 10' ON EACH SIDE OF THE DESCRIBED CENTERLINE.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Nancee Oliver aka Nancy Oliver, as Trustee of The Testamentary Trust created under the Last Will and Testament of Leola R. Tipper, deceased, Jefferson County Probate Case No. 117547	Grantee's Name	Dylon Chase Holliman
Mailing Address	<u>1143 Highway 61, Rd</u> <u>Tomball, AL 35173</u>	Mailing Address	<u>1535 Hwy 61</u> <u>Columbiana, AL 35051</u>
Property Address	<u>1535 Highway 61</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>July 10, 2025</u>
		Total Purchase Price	<u>\$129,000.00</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 July 09, 2025

Print Nancee Oliver aka Nancy Oliver, as Trustee of The
Testamentary Trust created under the Last Will and

Form RT-1

Testament of Leola R. Tipper, deceased, Jefferson
County Probate Case No. 117547

____ Unattested

(verified by)

Sign

Nancy Oliver AKA Nancy Oliver
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/11/2025 01:26:29 PM
\$40.00 BRITTANI
20250711000210570

Allie S. Bayl