

TITLE NOT EXAMINED

Value \$4,000.00

1477



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) J. Michael Joiner, Joiner and Kramer

(Address) P.O. Box 1012, Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA KNOW ALL MEN BY THESE PRESENTS, SHELBY COUNTY

That in consideration of One Dollar (\$1.00) and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

J. D. Holcombe, Jr., and wife, Cora Lee Holcombe

(herein referred to as grantors) do grant, bargain, sell and convey unto

Billy Jack Holcombe and wife, Sara Holcombe

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Parcel 2

Commence at the Northeast corner of Section 5, Township 22 South, Range 3 West, Shelby County Alabama and run west along the north line of said section 5 for a distance of 480.00 feet; thence left 92 14' and run southerly for a distance of 249.27 feet to point of beginning; thence continue along last describe course for a distance of 278.03 feet; thence right 92 51' 16" and run westerly for a distance of 141.9 feet; thence right 84 35' 12" and run northerly for a distance of 275.23 feet; thence right 89 26' 23" and run easterly for a distance of 12.32 feet; thence right 3 50' and run easterly for a distance of 141.96 feet to point of beginning. Containing 0.94 acres more or less.

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, of record. Mineral and mining rights excepted.

This deed was prepared upon a legal description provided by Grantor.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 14

day of March, 19 91

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

91 MAR 25 AM 9:11

JUDGE OF PROBATE

J. D. Holcombe, Jr. (Seal)

Cora Lee Holcombe (Seal)

Cora Lee Holcombe (Seal)

Deed Tax 4.00
Mtg. Tax 5.50
Recording Fee 5.00
Indexing Fee 1.00
Notary Fee 1.00
Circuitual Fee 1.00
Total 10.50

STATE OF ALABAMA SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. D. Holcombe, Jr., and wife, Cora Lee Holcombe whose names are signed to the foregoing conveyance, and who are 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 14 day of March, 19 91

Notary Public

BOOK 334 PAGE 838