

This instrument prepared by:
JAMES R. MONCUS, JR.
Attorney at Law
1318 Alford Avenue, Suite 102
Birmingham, AL 35226

2146
Send Tax Notice To:
Billy Jack Holcombe, Jr.
7 South Forty Road
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Eighty-Eight Thousand Seven Hundred and 00/100'S *** (\$88,700.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Roger C. Hannah and Phyllis E. Hannah, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Billy Jack Holcombe, Jr. and Christy Springer Holcombe** (herein referred to as Grantees), for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of South Forty as recorded in Map Book 11, Page 102, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

\$79,830.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax	\$ 9.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 15.50

BOOK 378 PAGE 20
TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27th day of November, 1991.

Roger C. Hannah
Roger C. Hannah

Phyllis E. Hannah
Phyllis E. Hannah

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Roger C. Hannah and Phyllis E. Hannah, husband and wife** 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 27 day of November, 19 91.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 DEC 17 AM 10:25

JUDGE OF PROBATE

Notary Public

My commission expires 2/23/92