

This form provided by

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**

(Name) Howard Holcombe

(Address) 142 Ranch Rd  
Harpersville AL 35078

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822

Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**WARRANTY DEED** - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Two Thousand Five Hundred and no/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
James F. Davies and wife, Mary Elizabeth Davies

(herein referred to as grantor, whether one or more), bargain, sell and convey unto

Howard Holcombe and Josephine Holcombe

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of L. N. Wyatt Subdivision No. 1, as recorded in  
Map Book 3, Page 129, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way  
and permits of record.

Inst # 2001-00021

01/03/2001-00021

09:28 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MMB 53.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns,  
forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or  
terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest  
in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the  
grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 28th  
day of December, 2000.

(Seal)

James F. Davies

(Seal)

(Seal)

(Seal)

(Seal)

Mary Elizabeth Davies

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

General Acknowledgement

I, MED the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James F. Davies and  
Mary Elizabeth Davies, whose names are are signed to the foregoing conveyance 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 28th day of December A.D., 2000.

My Commission Expires: 10/16/2004

Notary Public