

SEND TAX NOTICE TO:

(Name) John H. Holcombe
1494 Sun Valley Road
(Address) Harpersville, AL 35078

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, ~~JOINT TENANTS WITH RIGHT OF SURVIVORSHIP~~ - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Five Hundred and no/100 DOLLARS

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

John H. Holcombe, a married man

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

John H. Holcombe and Nancy C. 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

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

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HIS SPOUSE.

Inst # 2001-01951

01/18/2001-01951
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 031 14.50

~~-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.~~

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, I have hereunto set my hand(s) and seal(s), this 28th day of December, ~~xx~~ 2000

WITNESS:

(Seal)

(Seal)

(Seal)

John H. Holcombe
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that John H. 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 he executed the same voluntarily on the day the same bears date. 28th

Given under my hand and official seal this 28th day of December 2000 A.D., 19

EXHIBIT "A"
LEGAL DESCRIPTION

From the true (sized Section) NW corner of the SW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 2 East, run thence true South 00 degrees 55 minutes 10 seconds West along the true West boundary of said SW 1/4 of the NE 1/4 a distance of 287.12 feet to a point on the Southerly boundary of U.S. Highway #280 (250-foot right of way); thence turn 00 degrees 38 minutes 31 seconds left and run South 00 degrees 16 minutes 39 seconds West along an accepted property line a distance of 642.51 feet; thence turn 00 degrees 01 minutes 35 seconds right and continue South 00 degrees 18 minutes 14 seconds West along said accepted property line a distance of 396.07 feet; thence turn 00 degrees 06 minutes 47 seconds left and continue South 00 degrees 11 minutes 27 seconds West along said accepted property line a distance of 468.75 feet to the point of beginning of herein described parcel of land; thence continue South 00 degrees 11 minutes 27 seconds West along said accepted property line a distance of 909.42 feet; thence turn 00 degrees 18 minutes 59 seconds right and continue along said accepted property line a distance of 1273.32 feet to a point on the true South boundary of the SW 1/4 of the SE 1/4 of Section 2, Township 20 South, Range 2 East; thence turn 89 degrees 52 minutes 41 seconds left and run 1276.89 feet along said true South boundary of said SW 1/4 of the SE 1/4 to the true SE corner thereof; thence turn 89 degrees 32 minutes 55 seconds left and run North 01 degrees 04 minutes 50 seconds East a distance of 1327.34 feet to the true NE corner of said SW 1/4 of the SE 1/4; thence turn 00 degrees 54 minutes 15 seconds left and run North 00 degrees 10 minutes 35 seconds East along an accepted property line a distance of 664.11 feet; thence turn 90 degrees 10 minutes 35 seconds left and run 989.58 feet; thence turn 90 degrees 00 minutes right and run 205.50 feet; thence turn 90 degrees 00 minutes left and run 300 feet to the point of beginning of herein described parcel of land.

A non-exclusive 30.0-foot easement for ingress and egress, to-wit:

From the NW corner of the heretofore described parcel of land, run true due East along the North boundary of said parcel of land a distance of 15.0 feet to the point of beginning of the centerline of said 30.0-foot easement; thence turn 89 degrees 48 minutes 33 seconds left and run 468.68 feet along said easement centerline; thence turn 00 degrees 06 minutes 47 seconds right and run 396.06 feet along said easement centerline; thence turn 00 degrees 01 minutes 35 seconds left and run 202.97 feet along said easement centerline; thence turn 02 degrees 42 minutes 54 seconds right and run 119.81 feet along said easement centerline; thence turn 02 degrees 57 minutes 15 seconds right and run 157.07 feet along said easement centerline; thence turn 09 degrees 09 minutes 06 seconds right and run 117.46 feet along said easement centerline to a point of termination on the Southerly boundary of aforementioned U.S. Highway #280.

GRANTOR RESERVES THE RIGHT TO THE USE OF THE ABOVE DESCRIBED EASEMENT, WHICH RIGHT SHALL INURE TO THE BENEFIT OF THE GRANTOR, ITS SUCCESSORS AND/OR ASSIGNS.

LESS AND EXCEPT:

A part of the NW 1/4 of the SE 1/4 of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at a 1/2-inch rebar found and set by Sam W. Hickey (AL Reg. No. 4848) an accepted as the Southwest corner of the NW 1/4 of SE 1/4 of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; proceed North 0 degrees 10 minutes 47 seconds East along or near a fence line for 909.49 feet; thence South 89 degrees 49 minutes 13 seconds East 3.60 feet to a 5/8-inch rebar set (AL. Reg. No. 19753), said point being the point of beginning of herein described parcel of land; thence North 89 degrees 58 minutes 36 seconds East 296.50 feet to a 5/8-inch rebar set (AL. Reg. No. 19753); thence South 0 degrees 01 minutes 24 seconds East 729.98 feet to a 5/8-inch rebar set (AL. Reg. No. 19753); thence South 89 degrees 58 minutes 36 seconds West parallel to the North boundary of herein described parcel of land for 301.98 feet to a 5/8-inch rebar set (AL. Reg. No. 19753); thence North 0 degrees 24 minutes 24 seconds East along or near a fence for 730.00 feet, back to the point of beginning.

According to survey of Billy R. Martin, RLS #10559, dated December 27, 2000.

Inst # 2001-01951

01/18/2001-01951
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
502 CJ1 14.30