



20070228000090490 1/2 \$56.00  
 Shelby Cnty Judge of Probate, AL  
 02/28/2007 11:19:07AM FILED/CERT

THIS INSTRUMENT PREPARED BY:  
 Law Offices of Jeff W. Parmer, LLC  
 402 Office Park Drive  
 Birmingham, Alabama 35223

GRANTEE'S ADDRESS:  
 James Rodney Holsombeck  
 88 Plu Drive  
 Montevallo, AL 35115

STATE OF ALABAMA )  
 COUNTY OF SHELBY )

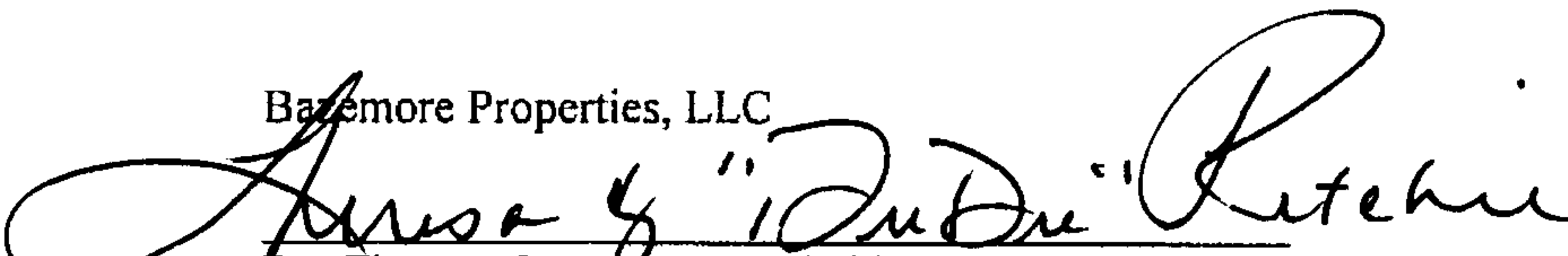
JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Forty Two Thousand and 00/100 (\$42,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Bazemore Properties, LLC, a Florida Limited Liability Company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **James Rodney Holsombeck and Susan Terry Holsombeck** hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See attached Exhibit A.  
 Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.  
 \$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.  
 AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 21 th day of February, 2007.


Bazemore Properties, LLC  
  
 By: Theresa G. "DeeDee" Ritchie, Managing Member

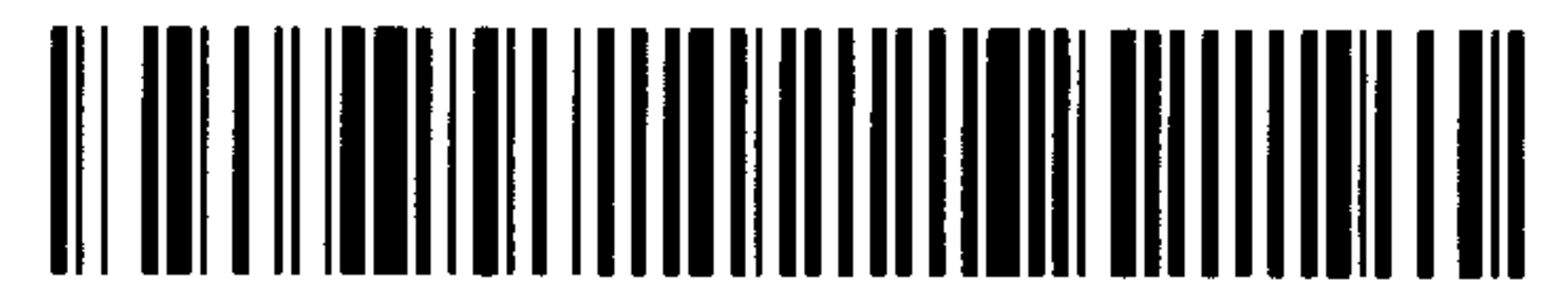
STATE OF FL )  
 COUNTY OF ESC )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Theresa G. "DeeDee" Ritchie, whose name as Managing Member of Bazemore Properties, LLC, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, she, in her capacity as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Corporation on the same that bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21 th day of February, 2007.

  
 NOTARY PUBLIC  
 My Commission Expires: \_\_\_\_\_

 **T. L. Barnhill**  
 Commission #DD311039  
 Expires: Apr 19, 2008  
 Bonded Thru  
 Atlantic Bonding Co., Inc.



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Exhibit "A"

Commence at the Southeast corner of the Southwest one-fourth of the Northeast one-fourth of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00° 05' 52" West along East boundary of said quarter-quarter section for a distance of 325.91 feet; thence proceed North 88° 43' 21" West for a distance of 771.34 feet; thence proceed South 31° 50' 48" East for a distance of 388.76 feet to a point on the South boundary of said quarter-quarter section; thence proceed South 88° 41' 55" East along the South boundary of said quarter-quarter section for a distance of 566.72 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northeast one-fourth of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama, and contains 5.0 acres.

Shelby County, AL 02/28/2007  
State of Alabama  
Deed Tax: \$42.00