

This instrument was prepared by:
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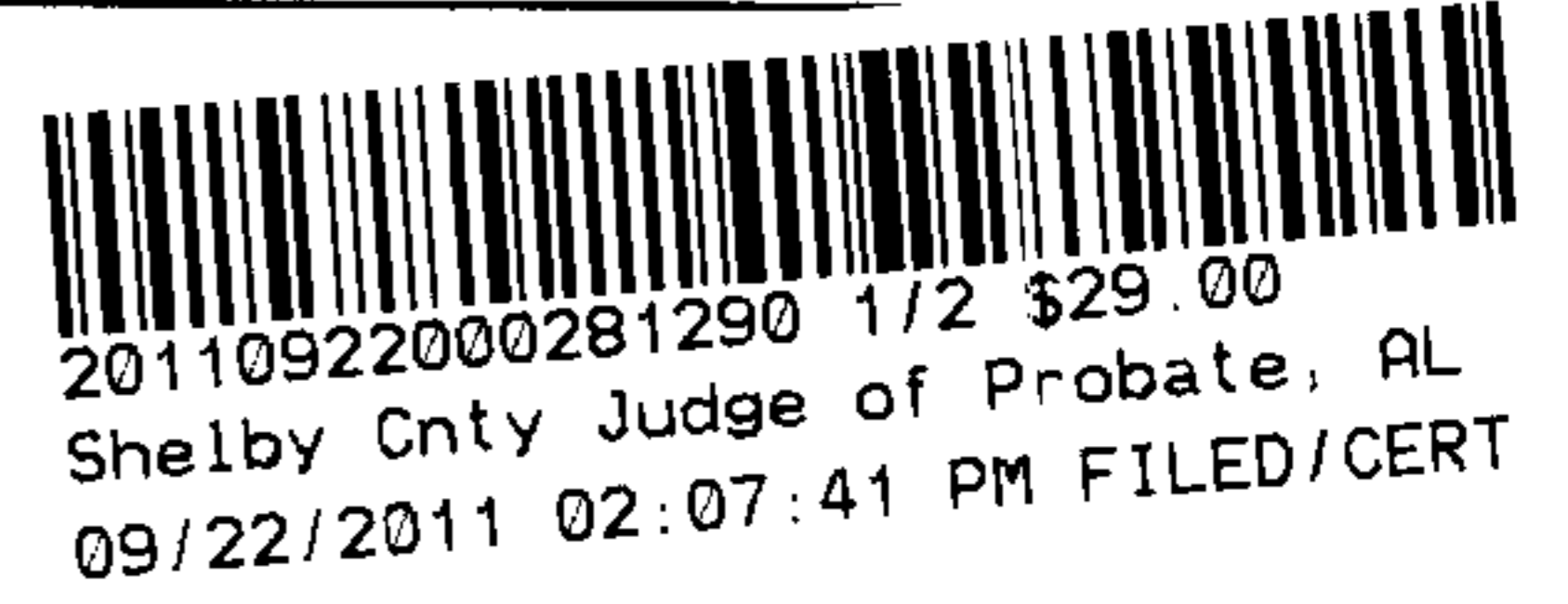
Send Tax Notice To: Lori Marheine
P.O. Box 341
Harpsville, Ala. 35078

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY



That in consideration of Seventy Thousand dollars and Zero cents (\$70,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John Howard Holcombe, a single man (as to an undivided 50% interest); and Nancy C. Holcombe, a single woman (as to an undivided 50% interest) (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Lori Marheine (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$56,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 19th day of September, 2011.

(SEAL)

John Howard Holcombe (SEAL)

(SEAL)

Nancy C. Holcombe (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that John Howard Holcombe (as to an undivided 50% interest); and Nancy C. Holcombe (as to an undivided 50% interest) 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 20th day of September, 2011.

Notary Public

My Commission Expires: 10-16-12

Shelby County, AL 09/22/2011
State of Alabama
Deed Tax: \$14.00



EXHIBIT A

A parcel of land situated in the SW $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 East; thence North 00 degrees 36 minutes 08 seconds East a distance of 658.63 feet to the point of beginning; thence continue North 00 degrees 36 minutes 08 seconds East a distance of 686.15 feet; thence South 89 degrees 24 minutes 04 seconds West a distance of 1303.74 feet; thence South 46 degrees 53 minutes 54 seconds West a distance of 23.72 feet; thence South 08 degrees 14 minutes 32 seconds East a distance of 675.98 feet; thence North 89 degrees 24 minutes 04 seconds East, a distance of 1216.94 feet to the point of beginning.

According to survey of William D. Callahan, Jr., dated September 14, 2011.



20110922000281290 2/2 \$29.00
Shelby Cnty Judge of Probate, AL
09/22/2011 02:07:41 PM FILED/CERT