

## **Warranty Deed**

STATE OF ALABAMA

COUNTY OF SHELBY

**JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR**

**Know all Men by these Presents:** That, in consideration of Two Hundred Thousand and No/100ths Dollars (\$200,000.00) and other good and valuable consideration to her in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by closing statement, **NANCY C. HOLCOMBE, an unmarried woman, whose address is 175 Shag Barg Drive, Harpersville, AL 35078** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convcy unto **BRIAN JOSEPH WORSTER and SARAH WORSTER, whose address is 108 Country Cove, Chelsea, AL 35043** (herein referred to as "Grantee") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the survey of Countryside at Chelsea, as recorded in Map Book 9, page 49, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Chelsea, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, 2014 ad valorem taxes, and the following:

1. **Building Setback line of 35 feet reserved from Country Cove, as shown per plat.**
2. **Utility easements as shown by recorded plat, including, easement of varying width on southwesterly side.**
3. **Restrictions, covenants, and conditions as set out in Real 21, page 332, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
4. **Restrictions, limitations and conditions as set out in Plat Book 9, page 49, in the Probate Office of Shelby County, Alabama.**
5. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 13, page 1, in Probate Office.**
6. **Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Real 15, page 899, in Probate Office.**

\$ 190,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

**To Have and To Hold** the aforegranted premises to the said Grantee for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

**In Witness Whereof**, the said Grantor has set her hand and seal this 5th day of September, 2014.

\_\_\_\_\_  
WITNESS

Nancy C Holcombe {L.S.}  
Nancy C. Holcombe

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Nancy C. 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 5th day of September, 2014.



Angela D. Phillips  
Notary Public

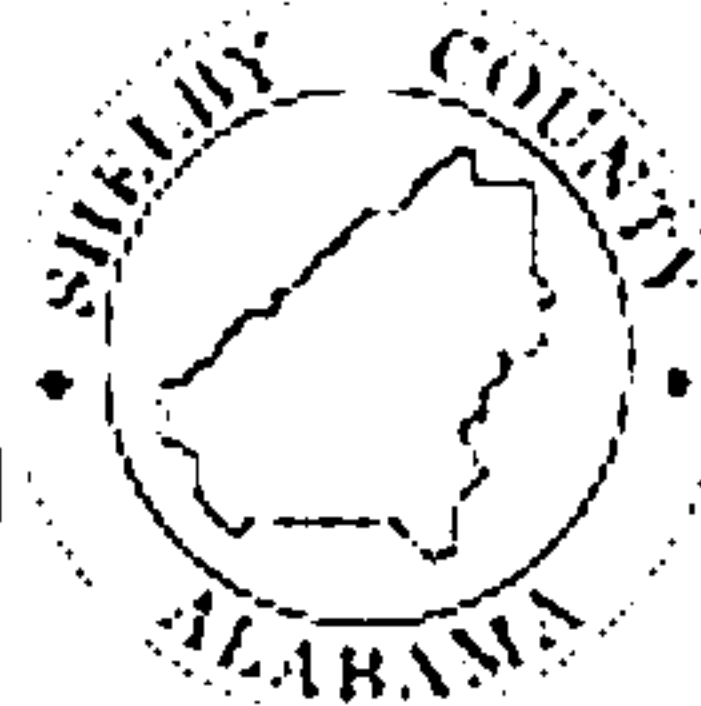
My commission expires 01/12/2016

**SEND TAX NOTICE TO:**

Brian Joseph Worster  
108 Country Cove  
Chelsea, AL 35043

**THIS INSTRUMENT PREPARED**

Rodney S. Parker, Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2014-08-4175



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/30/2014 03:15:29 PM  
\$27.00 CHARITY  
20140930000306320

James W. Fuhrmeister