

This instrument was prepared by

(Name) Karl C. Harrison

5015

(Address) Columbiana, Alabama

STATUTORY

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Arthur Holcombe and wife, Trilby Holcombe

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

Becky L. Holcombe Bolton

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

Beginning at the point of intersection of the line between the N 1/2 and the S 1/2 of the S 1/2 of Section 2, Township 22 South, Range 3 West and the east margin of the Montevallo-Ashville Public Road and running northwardly and northeasterly along said margin of said road a distance of 1147 feet; thence south 85 deg. east 252 feet; thence southwest parallel with said public road 252 feet; thence south 35 deg. east 2540 feet, more or less, to the east line of the SE 1/4 of said Section 2; thence south along said last mentioned line to the southeast corner of the NE 1/4 of SE 1/4 of said Section 2, a distance of 593 feet, more or less, and thence west along the line between the N 1/2 and S 1/2 of the S 1/2 of said Section 2 a distance of 2747 feet, more or less to the point of beginning on the east margin of said Montevallo-Ashville public road.

There is EXCEPTED herefrom the following lot on which is located the old Holcombe home:

Beginning at the point of intersection of the line between the N 1/2 and the S 1/2 of the S 1/2 of Section 2, Township 22 South, Range 3 West and the east margin of the Montevallo-Ashville Public Road and running northwardly and northeasterly along said margin of said road a distance of 1147 feet to the point of beginning; thence south 35 deg. east 252 feet; thence southwest parallel with said public road 252 feet; thence west to the east line of said Montevallo-Ashville Public Road; thence northwardly along the east margin of said road to the point of beginning.

There is also EXCEPTED a lot heretofore conveyed to Hazel Nash which is described as being a lot 105 feet in width running along the east right of way line of said Montevallo-Ashville public road and extending back of uniform width a distance of 420 feet.



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Shelby Cnty Judge of Probate, AL
10/27/1971 12:00:00 AM FILED/CERT

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 hands(s) and seal(s), this 5th day of December, 1970.

BOOK 270 PAGE 710

STATE OF ALABAMA
SHELBY COUNTY
1971 OCT 27 PM 12:31
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN
Cordell
JUDGE OF PROBATE

(Seal)
(Seal)
(Seal)

Arthur Holcombe (Seal)
Trilby Holcombe (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Arthur Holcombe and wife, Trilby Holcombe 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 5th day of December, A. D., 1970

Martha B. Joiner
Notary Public.