

This instrument was prepared by

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Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

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

That in consideration of Eleven Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Edgar G. Givhan and wife, Anne Givhan

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

Howard Holcombe and Josephine Holcombe

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them: in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lots 11 and 12 of Givhan's Subdivision of a portion of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 4, Township 24 North, Range 12 East, as recorded in Map Book 3, Page 130 in said Probate Office of Shelby County, Alabama.

Subject to restrictive covenants and easement recorded in Map Book 3, Page 130 in the Probate Office.

19740426000020300 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/26/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 APR 26 PM 2:41
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Chief Clerk
JUDGE OF PROBATE

BOOK 286 PAGE 574

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 hand(s) and seal(s), this 19 day of April, 1974.

WITNESS:

Mary S. Hardin (Seal)
Addie Bee Person (Seal)
(Seal)

Edgar G. Givhan (Seal)
Anne Givhan (Seal)
Anne Givhan (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Sam S. Roman, a Notary Public in and for said County, in said State, hereby certify that Edgar G. Givhan and wife, Anne Givhan 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 19 day of April, 1974.

Notary Public

Notary Public