

This instrument was prepared by

(Name) James R. Davis, Attorney at Law

2786

(Address) 202 Title Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Thousand Five Hundred and No/100ths (\$2,500) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein; the receipt whereof is acknowledged, I or we,

J. E. Sears, an unmarried man

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

Josephine R. Holcombe and son, John Howard Holcombe

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

From the Northeast corner of the NW 1/4 of the NE 1/4, Section 33, Township 19 South, Range 2 East, proceed West along the North boundary of said quarter section a distance of 102.82 feet; thence left 90 deg. a distance of 120.0 feet; thence right 90 deg. a distance of 43.17 feet to the point of beginning; thence continue in a straight line 125.00 feet; thence turn left along an arc of 25.0 feet; radius through an angle of 90 deg. a distance of 39.25 feet; thence continue a distance of 126.22 feet; thence left 90 deg. a distance of 150.0 feet; thence left 90 deg. a distance of 150.39 feet to the point of beginning, said described property being situated in the NW 1/4 of the NE 1/4 of Section 33, Township 19 South, Range 2 East, and being approximately one-half acre. Situated in the Town of Harpersville, Shelby County, Alabama.

Subject to the following:

Restrictions and conveyances of record.

Taxes for the year 1976, a lien due and payable.

Consideration agreement as shown on deed recorded in Deed Book 271, Page 463, in the Probate Office of Shelby County, Alabama.

Transmission line permit to Alabama Power Company dated December 4, 1939, recorded in Deed Book 107, Page 472, in the Probate Office of Shelby County, Alabama.



19770106000001630 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/06/1977 12:00:00AM 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, I have hereunto set my hands(s) and seal(s), this 26th

day of Dec, 1976

1977 JAN -6 AM 9:50
Deed Book 271
Conveyance
JUDGE OF PROBATE

(Seal)

J. E. Sears, an unmarried man

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. E. Sears, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December, A. D., 1976

My Commission Expires: 9-7-77

James R. Davis

Notary Public.