

(Name) C. B. Berry

(Address) 1569

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 Six thousand (\$6,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Howard Holcombe

(herein referred to as grantors) do grant, bargain, sell and convey unto  
John H. Holcombe and wife Nancy C. 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:

Commence at the Northwest corner of the Southeast quarter of the Southeast Quarter of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, thence Southerly along the West line of said Quarter-quarter 306.49' to the point of beginning of the property being described Thence continue along last described course 256.76' to a point, Thence 90°49' Left and Easterly 630.12' to a point, Thence 89°27' Left and Northerly 256.76' to a point, thence 90°33' Left and Westerly 678.92' to the point of beginning. Including the following description for an access easement for ingress and egress to the property: Commence at the Southeast corner of the tract described above, Thence Southerly on a projection of the east line of tract 192.57' to a point, Thence 89°-27' Left 30.0' to a point, Thence 39°-27' Left 449.33' to a point, Thence 89°-27' Right 623.50' to the line of a paved County Road, Thence 89°-27' Left 60.0' to a point, Thence 90°-33' Left 653.50' to a point, 89°-27' Left 316.76' to a point of beginning of the just described easement, less and except any poration of the just described description that overlaps the right of way of the said County Road.

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Shelby Cnty Judge of Probate, AL  
02/16/1979 12:00:00AM FILED/CERT

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, I have hereunto set our hand(s) and seal(s), this 9<sup>th</sup> day of February, 1979.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

(Seal) FILED

1979 FEB 16 AM 8:24

Thomas A. Schumacher, Jr.  
JUDGE OF PROBATE

Deed 6.00  
Recy 1.50  
Inst. 1.00  
8.50

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Claudia J. Lawrence, a Notary Public in and for said County, in said State, hereby certify that the undersigned (Howard Holcombe & wife, Josephine 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 9<sup>th</sup> day of February, 1979.