

State of Alabama

Shelby

County

1338

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE

DOLLARS

to the undersigned grantor George W. Holcombe and wife, Mildred Holcombe

in hand paid by George W. Holcombe and Mildred Holcombe

the receipt whereof is acknowledged we the said
George W. Holcombe and wife, Mildred Holcombe

do grant, bargain, sell and convey unto the said
George W. Holcombe and Mildred Holcombe

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby
County, Alabama, to-wit:

Begin at the southwest corner of the Southwest Quarter of Southwest Quarter (SW $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama, and run north 3 deg west 260.5 feet; thence north 85 deg. 06 min. East 222.85 feet for a point of beginning of the lot herein conveyed; thence north 85 deg. 6 min. East 80 feet; thence north 9 deg. 20 min. West 258.98 feet to the south line of Sterrett Street; thence south 83 deg. 42 min. West 80 feet along said Street; thence south 9 deg. 20 min. East 257.04 feet to the point of beginning and situated in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 21, Range 1 West.

Subject to easement for a joint drive-way approximately 60 feet south along the west line of the above described property.

TO HAVE AND TO HOLD Unto the said George W. Holcombe and Mildred Holcombe

as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 and seals,

this 14th day of July, 1961.

WITNESSES:

George W. Holcombe (Seal.)
George W. Holcombe

Mildred Holcombe (Seal.)
Mildred Holcombe

(Seal.)

(Seal.)

George Holcomb Jr.
110 - Pitts Dr.
Columbiana Ala. 35051

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TO

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM
TITLE GUARANTEE & TRUST CO.
TITLE INSURANCE — ABSTRACTS
TRUSTS
BIRMINGHAM, ALABAMA

State of ALABAMA
SHELBY COUNTY

I, *Martha S. Joiner* a Notary Public in and for said County, in said State,
hereby certify that George W. Holcombe and wife, Mildred 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

14th day of *July*, 1961.

Martha S. Joiner
Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 MAR 27 AM 10:58

William H. [unclear]
JUDGE OF PROBATE

Deed Tax .50
Rec. 3.00
Ind. 1.00
4.50