

This instrument was prepared by

(Name) ✓ COURTNEY H. MASON, JR.

(Address) ALABASTER, ALABAMA 35007

1490

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ELEVEN THOUSAND AND NO/100TH (\$11,000.00) DOLLARS

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

J. DENNIS COBB AND WIFE, KAREN J. COBB

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

ROBERT WAYNE HOLCOMBE AND WIFE, JULIE A. HOLCOMBE

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY County, Alabama to-wit:

Lot 1, Block 2, according to Alabaster Highlands Subdivision as recorded in Map Book 4 Page 43 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to City Federal Savings & Loan Association dated May 24, 1978, as recorded in Mortgage Book 378, Page 531, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTORS' ADDRESS: _____

GRANTEES' ADDRESS: 345 12th Street S. W., Alabaster, AL 35007

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 28TH day of MARCH, 1984

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

1984 MAR 29 AM 11:16

Judge of Probate

(Seal)

(Seal)

(Seal)

J. DENNIS COBB

KAREN J. COBB

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that J. DENNIS COBB AND WIFE, KAREN J. COBB whose name S 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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28TH day of MARCH A. D., 1984