

SEND TAX NOTICE TO:

1887

(Name) George A. Holcomb
(Address) 2308 - Meadow Lark Dr.,
Birmingham, Ala. 35226

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of THREE THOUSAND DOLLARS AND NO/100-----(\$3,000.00) DOLLARS

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

Sadie Benson, an unmarried widow

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

✓ George A. Holcomb and Shirley S. Holcomb

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

SHELBY County, Alabama to-wit:

Commence at the S.E. corner of Lot 21, of Bensons Camp, as recorded in Map Book 4, Page 28, Probate Court, Columbiana, Alabama, Thence 13 degrees 41 minutes Left 32.21 feet to the N.W. corner of Lot 11 and the point of beginning of the property being described, Thence 48 degrees 10 minutes Right 94.92 feet to a point, Thence 107 degrees 46 minutes Right 4.64 feet to a point, Thence 72 degrees 14 minutes Right and along the water line of Waxahatchee Slough 27.01 feet to a point, Thence 52 degrees 10 minutes Left 46.40 feet to a point, Thence 6 degrees 10 minutes Left 31.16 feet to a point, Thence 23 degrees 46 minutes Left 51.26 feet to a point, Thence 151 degrees 28 minutes 32.73 feet to a point, Thence 19 degrees 38 minutes Right 84.77 feet, to the point of beginning.

According to the survey of Joseph E. Conn, Jr. Ala. Reg. No. 9049, dated July 19, 1978.

Subject to current taxes, easements, rights of way and restrictions of record or in evidence through use.

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TO HAVE AND TO HOLD Unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this 24th

day of January, 19 86.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1986 JAN 24 PM 4:11
Sadie Benson (Seal)
Sadie Benson (Seal)
650 (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sadie Benson, an unmarried widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th January, 1986

Mike T. Atchison