

1115

SEND TAX NOTICE TO:

(Name) Howard & Josephine Holcombe

(Address) 21 Ranch Road
Shelby County, Ala
35078
4,000.00

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 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 TEN AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

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

Bobby E. Holcombe, a married man, and Howard Holcombe, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Howard Holcombe and wife, Josephine 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:

Lots 27 and 28, according to Givhan's Subdivision of a portion of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 4, Township 24 North, Range 12 East, as recorded in Map Book 3, page 130 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record.

The property herein conveyed does not constitute any part of the homestead of the respective grantors or their spouses.

BOOK 110 PAGE 314

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

1987 JAN 15 PM 12:13

Thomas W. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 4.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 7.50

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, we have hereunto set OUR hand(s) and seal(s), this 15th day of January, 19 87.

WITNESS:

(Seal)
(Seal)
(Seal)

Bobby E. Holcombe (Seal)
Howard Holcombe (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bobby E. Holcombe, a married man, and Howard Holcombe, a married man 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of January, A. D., 19 87

Thomas W. Henderson, Jr.

Notary Public.