



This instrument was prepared by
 (Name) Conwill & Justice, P.C.
 P.O. Box 557
 (Address) Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Eight Thousand Eight Hundred Twelve & 50/100--- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
 Howard Holcombe and wife, Josephine Holcombe

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

James E. Beckton

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in _____
 Shelby County, Alabama to-wit:

PARCEL II:

Begin at the NE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 21 South, Range 1 West, and run west along the north line thereof 231.38'; thence 82 deg. 30 min. 05 sec. left and run 2009.61'; thence 35 deg. 00 min. 16 sec. left and run 303.95' to the northerly right of way of Columbiana-Calera Road; thence 90 deg. 00 min. left to tangent, and run along said R/W and a curve to the right having a radius of 589.35' for 118.78'; thence continue along said R/W and a curve to the right having a radius of 250.35' for 233.80'; thence 128 deg. 58 min. 15 sec. left from tangent and run northerly for 287.52'; thence 108 deg. 56 min. 15 sec. right and run 281.09 feet to a point on the east side of Barber-Holcombe Road; thence 87 deg. 52 min. 05 sec. left for 219.85'; thence 27 deg. 49 min. 20 sec. left for 286.51 feet; thence 9 deg. 19 min. 20 sec. left for 129.72 feet; thence 18 deg. 08 min. 17 sec. right for 124.51'; thence 91 deg. 39 min. 53 sec. left and run west 243.08' to the SE corner of Section 31, Township 21 South, Range 1 West; thence 91 deg. 22 min. 42 sec. right and run 1323.00' to the point of beginning. Containing 23.05 acres, more or less.

GRANTEEES' ADDRESS: \$23,050.00 of the purchase price recited above
 Rt. 2, Box 52
 Calera, AL
 was paid by mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 31st

day of May, 19 90.

WITNESS: STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 90 JUN -5 PM 3:25

1. Deed Tax	\$ 600
2. Mtg. Tax	\$ 250
3. Recording Fee	\$ 300
4. Interest Fee	(Sgd) 100
5. N. Tax Fee	\$ 100
6. Certified Fee	(Sgd) 12.50
Total	

Howard Holcombe

Josephine Holcombe

(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 Howard Holcombe and wife, Josephine Holcombe whose name 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.



31st

day of

May

A. D., 19 90

William R. Justice

Notary Public