

500⁰²

This instrument prepared by:
C. Fred Daniels
2121 Highland Avenue
Birmingham, Alabama 35205

Inst # 1994-02679

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, HOWARD HOLCOMBE, a married man and SUSAN DIANNE WIDEMAN, a married woman, (herein referred to as "GRANTORS"), grant, bargain, sell and convey unto SUSAN DIANNE WIDEMAN, an undivided four-twentieths (4/20) interest and HOWARD HOLCOMBE, an undivided sixteen-twentieths (16/20) interest (herein referred to as "GRANTEEES"), in the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northwest Quarter of Southwest Quarter of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of the Northwest Quarter of Southwest Quarter of Section 26, Township 19 South, Range 1 West; thence run East along the South line of said Quarter-Quarter Section a distance of 176.06 feet, to the point of beginning; thence turn an angle of 89 degrees 22 minutes 48 seconds to the left and run North and parallel with the West line of said Quarter-Quarter Section a distance of 914.26 feet to the South right-of-way line of U.S. Highway No. 280; thence turn an angle of 80 degrees 23 minutes 29 seconds to the right and run along said right-of-way line a distance of 210.00 feet; thence turn an angle of 99 degrees 36 minutes 31 seconds to the right and run South and parallel with the West line of said Quarter-Quarter Section a distance of 947.07 feet, to the South line of said Quarter-Quarter Section; thence turn an angle of 89 degrees 22 minutes 48 seconds to the right and run West along the South line of said Quarter-Quarter Section a distance of 207.06 feet, to the point of beginning. Situated in the Northwest Quarter of Southwest Quarter of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama.

Subject to:

- 1. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 102, page 166; Deed Book 102, pages 167 and 168; Deed Book 102, page 395, and in Deed Book 306, page 403, in Probate Office.

01/25/1994-02679
12:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

Howard Holcombe
21 Ranch RD
Harpersville, AL.
35078

01/25/1994-02679
12:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

2. Right-of-way granted to State of Alabama by instrument recorded in Deed Book 284, page 374, in Probate Office.

3. Easement to Alabama Highway Department as shown by instrument recorded in Deed Book 121, page 574, in Probate Office.

4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 113, page 218, in Probate Office.

5. Mineral Deeds and Lease as recorded in Deed Book 324, page 556; Deed Book 336, page 4 and in Deed Book 330, page 621, in Probate Office.

The property herein granted does not constitute any part of the homestead of the Grantors or their spouses.

Subject to current state, county and city taxes.

TO HAVE AND TO HOLD the foregoing fractional interests to the said GRANTEES, their heirs and assigns forever.

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 25th day of January, 1994.

 (SEAL)
Howard Holcombe

 (SEAL)
Susan Diane Wideman

STATE OF ALABAMA)
)
SHELBY COUNTY)

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

Given under my hand and official seal this 25th day of January, 1994.


Notary Public

[SEAL]

My Commission expires:

10/4/94

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Dianne Wideman 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 25th day of January, 1994.


Notary Public

[SEAL]

My Commission expires:

10/4/94

A:\Deed.HH
Howard Holcomb Disk

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SHELBY COUNTY JUDGE OF PROBATE
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