

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY SIX THOUSAND & NO/100---- (\$26,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Van E. Holcombe, a married individual (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Redwood Development Co., Inc. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the West half of the NE 1/4 of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at the intersection of the East line of the West 1/2 of the NE 1/4 of said Section 3 and the North right of way of Alabama Highway #25; thence run North along the East line of said West 1/2 of the NE 1/4 a distance of 421.13 feet to a railroad rail with a plate note "Land Marker" and the point of beginning; thence turn left 82 deg. 46 min. 39 sec. and run Northwest parallel with said Highway #25 a distance of 249.79 feet to an axle set in concrete; thence turn right 85 deg. 45 min. 10 sec. and run North a distance of 473.76 feet to a pin on the Southeast right of way of the Southern Railway; thence turn right 67 deg. 42 min. 28 sec. and run Northeast 189.64 feet along said railroad right of way to an iron pin at the intersection of said railroad right of way with the Southwest right of way of Shelby County Highway 216; thence turn right 53 deg. 25 min. 53 sec. and run Southeast 84.77 feet along the right of way of said Highway #216 to an iron pin at the intersection of said right of way with the East line of the West 1/2 of the NE 1/4 of said Section 3; thence turn right 58 deg. 53 min. 29 sec. and run South 533.29 feet along the East line of the West 1/2 of the NE 1/4 of said Section 3, Township 24 North, Range 12 East to the point of beginning; being situated in Shelby County, Alabama.

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

GRANTEES' ADDRESS: 3704 OVERBROOK Circle Birmingham, AL 35213

Subject property is not the homestead property of the Grantor herein, as defined by the Code of Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27th day of April, 1994.

 (SEAL)
Van E. Holcombe

Inst # 1994-14297

05/03/1994-14297
08:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 37.00

Inst # 1994-14297

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Van E. Holcombe, a married individual 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 27th day of April A.D., 1994

Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

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