

This instrument was prepared by:

Bruce A. Rawls, BURR & FORMAN, 3000 SouthTrust Tower, 420 North 20th Street, Birmingham, Alabama 35203

STATE OF ALABAMA

SHELBY COUNTY

02/06/1995 03273  
11:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCJ 11.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Dollar (\$1.00), love and affection, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **BURL H. HOLCOMBE**, a married man, and wife, **NELL H. HOLCOMBE** (hereinafter referred to as Grantor, whether one or more), do grant, bargain, sell and convey unto **BURL H. HOLCOMBE** (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the W1/2 of the SW1/4 of the NE1/4 of Section 5, Township 22 South, Range 1 West, situated in Shelby County, Alabama, being the point of beginning of the parcel of land herein described, and also being in accordance with a survey by Horace Ray Edwards; thence run North 1 degree 30 minutes East (magnetic bearing) a distance of 2569 feet to a point on the South Right-of-Way of Alabama Highway No. 25; thence run South 85 degrees 00 minutes West a distance of 530 feet along the South Right-of-Way of said Highway to a point; thence continue in a Southwesterly direction along a 6 degrees 00 minutes curve to the left a distance of 870 feet along said Right-of-Way to a point; thence run South 42 degrees 30 minutes West a distance of 1128 feet to a point along the South Right-of-Way of said Highway; thence continue in a Southwesterly direction along said right of way a distance of 483.56 feet to a point; thence run South 42 degrees 42 minutes 18 seconds East a distance of 161.9 feet to a point; thence South 1 degree 39 minutes 42 seconds West a distance of 327.36 feet to a point; thence run South 64 degrees 36 minutes 18 seconds a distance of 89 feet to a point; thence run North 80 degrees 15 minutes 42 seconds East a distance of 138.39 feet to a point; thence North 53 degrees 35 minutes 42 seconds East a distance of 785 feet to a point being in a small stream; thence run in a Southeasterly direction along said stream a distance of 3488 feet to a point on the North side of Camp Branch Creek; thence run South 84 degrees 00 minutes East along the North side of said Creek a distance of 149 feet to a point; thence run North 1 degree 30 minutes East along the Quarter Section line a distance of 2340 feet to a point; then run South 87 degrees 30 minutes East a distance of 660 feet to the point of beginning.

Said parcel of land is lying in the W1/2 of the W1/2 of the NE1/4, Section 5, Township 22 South, Range 1 West; the E1/2 of the NW1/4 of said Section 5; the W1/2 of the NW1/4 of said Section 5, the NE1/4 of the SW1/4 of Section 5 and the SE1/4 of the SW1/4 of Section 5, Township 22 South, Range 1 West in Shelby County, Alabama.

Less and except:

Commence at the Northwest Corner of Section 5, T-22S, R-1W, according to a survey by Amos Cory, L.S. #10550, dated 11-17-92; thence run easterly along the north boundary of said Section for 2285.15 feet; thence turn an angle of 90 degrees to the right and run 442.19 feet to a point on the southeast right-of-way line of Alabama Highway No. 25, in accordance with said Cory survey; thence turn an angle of 119 degrees 25 minutes 36 seconds to the left and run along said right-of-way for 67.68 feet to a point, concrete right-of-way monument found in accordance with said Cory survey, said point being the point of beginning of the parcel of land herein described; thence turn an angle of 116 degrees 05 minutes 41 seconds to the right and leaving said right-of-way run 129.29 feet to an iron found, in accordance with said Cory survey; thence turn an angle of 67 degrees 38 minutes 45 seconds to the left and run 460.85 feet to a point, iron set; thence turn an angle of 72 degrees 53 minutes 59 seconds to the left and run 386.98 feet to a point, iron set; thence turn an angle of 42 degrees 22 minutes 44 seconds to the left and run 167.40 feet to a point, iron set, said point being on the southeast right-of-way line of Alabama Highway No. 25; thence turn an angle of 92 degrees 43 minutes 21 seconds to the left and run along said right-of-way line for 113.66 feet to a concrete right-of-way monument found; thence turn an angle of 1 degree 10 minutes 55 seconds

to the right and continue along said right of way, being along a curve to the left, having a radius of 1522.61 feet and central angle of 21 degrees 36 minutes, for an arc distance of 574.01 feet to the point of beginning. Said parcel is lying in the N1/2 of the N1/2, Section 5, Township 22 South, Range 1 West, and contains 4.60 acres.

Parcel subject to easements and rights-of-way of record.

It is the intent of this deed to convey by gift all interest of the grantors in the aforesaid real estate to **BURL H. HOLCOMBE**.

NO TITLE OPINION REQUESTED NOR RENDERED.

TO HAVE AND TO HOLD to the said Grantee, his heirs, successors, and assigns forever.

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6<sup>th</sup> day of February 1995.

Burl H. Holcombe  
BURL H. HOLCOMBE, Grantor

Nell H. Holcombe  
NELL H. HOLCOMBE, Grantor

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BURL H. HOLCOMBE and NELL H. HOLCOMBE, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6 day of February, 1995.

Sam Barnes  
Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEB. 18, 1995

Inst. # 1995-03273

219601.

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