

This instrument was prepared by:

(Name) Mitchell A. Spears  
(Address) P. O. Box 119  
Montevallo, Alabama 35115

Send Tax Notice to:

(Name) Van E. Holcombe  
(Address) 16820 Hwy 25  
Columbiana, AL 35051

**PARTNERSHIP WARRANTY DEED**

STATE OF ALABAMA  
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Thousand, Three Hundred Fifty-Five and 00/100----- DOLLARS  
to the undersigned grantor, **Canterbury Development Company** a (general) ~~XXXXXX~~ partnership

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

**Van E. Holcombe**

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby  
County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND  
INCORPORATED HERewith, AS THOUGH FULLY  
SET OUT HEREIN.

**SUBJECT TO:**

PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF FIRST  
NATIONAL BANK OF COLUMBIANA, EXECUTED BY GRANTEE  
HEREIN, ON EVEN DATE HERewith, IN THE SUM OF  
\$60,000.00.

Inst # 1995-12205

05/10/1995-12205  
09:03 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 17.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns or its successors, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns, or its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its **General** Partner(s), who (is) (are)  
authorized to execute this conveyance, hereto set its signature and seal,

this the 5th day of April May, 19 95

CANTERBURY DEVELOPMENT COMPANY

Mike Allen Construction Co., Inc.,  
General Partner, By: Mike Allen, President

By [Signature]  
General Partner

The Rovin Company, Inc.  
General Partner, By: Van.E. Holcombe, President

By [Signature]  
General Partner

1995-12205

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA

SHELBY

COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Mike Allen  
Construction Co., Inc. and The Rovon Company, Inc., by and through their respective  
Corporate Presidents,

whose name(s) as general partner(s) of Canterbury Development Company  
a (n) Alabama (state) (general) (~~limited~~)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before  
me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority,  
executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 5th day of April May, 19 95

AFFIX NOTARIAL SEAL

[Signature]  
Notary Public

My commission expires: 9/97

Return to:

TO

WARRANTY DEED

Partnership Warranty Deed

STATE OF ALABAMA  
COUNTY OF



Recording Fee \$  
Deed Tax \$

This form furnished by

**Cahaba Title, Inc.**

RIVERCHASE OFFICE

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227

Birmingham, Alabama 35235

(205) 833-1571

# **EXHIBIT "A"**

A parcel of land in the West 1/2 of SW 1/4 of Section 3 and the East 1/2 of SE 1/4 of Section 4, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows:

## **Parcel 2**

Commence at the Southwest corner of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run thence northerly along the West line of said Section 3 a distance of 329.73 feet to a point; thence turn 29 deg. 21 min. 41 sec. left and run northwesterly 205.28 feet to a point; thence turn 37 deg. 31 min. 36 sec. right and run northerly 285.00 feet to the point of beginning of the property being described; thence turn 19 deg. 00 min. 41 sec. right and run northeasterly 617.93 feet to a point; thence turn 90 deg. 26 min. 18 sec. left and run northwesterly 503.97 feet to a point; thence turn 95 deg. 58 min. 33 sec. left and run southwesterly 210.00 feet to a point; thence turn 95 deg. 58 min. 34 sec. right and run northwesterly 210.00 feet to a point on an existing wire fence; thence turn 95 deg. 58 min. 34 sec. left and run southwesterly along said fence 186.10 feet to a point; thence turn 89 deg. 19 min. 40 sec. left and run southeasterly along said fence 32.42 feet to a point; thence turn 89 deg. 59 min. 43 sec. right and run southwesterly along said fence 513.94 feet to a point; thence turn 110 deg. 32 min. 00 sec. left and run easterly along an existing fence 653.57 feet to the point of beginning; being situated in Shelby County, Alabama.

## **Parcel 4**

Commence at the Southwest corner of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run thence northerly along the west line of said Section 3 a distance of 329.73 feet to a point; thence turn 29 deg. 21 min. 41 sec. left and run northwesterly 205.28 feet to a point; thence turn 37 deg. 31 min. 36 sec. right and run northerly 285.00 feet to a point; thence turn 97 deg. 15 min. 23 sec. left and run westerly 232.23 feet to the point of beginning of the property, Parcel 2, being described; thence continue along last described course a distance of 421.34 feet to a point; thence turn 110 deg. 32 min. 00 sec. right and run northeasterly along a wire fence a distance of 513.94 feet to a point at a fence corner; thence turn 90 deg. 00 min. 17 sec. left and run along said fence a distance of 32.42 feet to a point at a fence corner; thence turn 89 deg. 19 min. 40 sec. right and run along said fence 396.10 feet to a point; thence turn 95 deg. 58 min. 33 sec. right and run southeasterly 210.00 feet to the point of beginning of the property, Parcel 4, being described; thence continue along last described course 503.97 feet to a point; thence turn 73 deg. 26 min. 45 sec. left and run northeasterly 62.59 feet to a point; thence turn 106 degrees 33 minutes 15 seconds left and run northwesterly 528.08' to a point; thence turn 95 deg. 58 min. 33 sec. left and run southwesterly 60.33 feet to the point of beginning.

## **Parcel 5**

A non-exclusive easement across the following described property; Commence at the Southwest corner of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run thence northerly along the west line of said Section 3 a distance of 329.73 feet to a point; thence turn 29 deg. 21 min. 41 sec. left and run northwesterly 205.28 feet to a point; thence turn 37 deg. 31 min. 36 sec. right and run northerly 285.00 feet to a point; thence turn 97 deg. 15 min. 23 sec. left and run westerly 232.23 feet to the point of beginning of the property, Parcel 2, being described; thence continue along last described course a distance of 421.34 feet to a point; thence turn 110 deg. 32 min. 00 sec. right and run northeasterly along a wire fence a distance of 513.94 feet to a point at a fence corner; thence turn 90 deg. 00 min. 17 sec. left and run along said fence a distance of 32.42 feet to a point at a fence corner; thence turn 89 deg. 19 min. 40 sec. right and run along said fence 396.10 feet to the point of beginning of the property, Parcel 5, being described; thence continue along last described course 60.33 feet to a point; thence turn 95 deg. 58 min. 33 sec. right and run southeasterly 210.00 feet to a point; thence turn 84 deg. 01 min. 27 sec. right and run southwesterly 60.33 feet to a point; thence turn 95 deg. 58 min. 34 sec. right and run northwesterly 210.00 feet to the point of beginning.

SUBJECT TO: PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE ON EVEN DATE HERewith, IN FAVOR OF FIRST NATIONAL BANK OF COLUMBIANA, IN THE SUM OF \$60,000.00.

**SUBJECT TO:**

Property taxes for 1995 and subsequent years.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 141 page 325; Deed 179 page 86; Deed 165, page 539 and Deed 232 page 370 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 252 page 955 in Probate Office.

Subject to existing water main across Parcels 4 and 5 that serves Canterbury Estates as set out on the survey by Joseph Conn dated December 14, 1994.

Rights of others to use of non-exclusive access easement as set out hereinabove.

**THE GRANTOR HEREIN SPECIFICALLY RESERVES AN EASEMENT APPURTENANT ACROSS PARCELS 4 AND 5, FOR THE PURPOSE OF INGRESS AND EGRESS, AND FOR THE RUNNING OF WATER LINES AND UTILITY SERVICES. FURTHERMORE, GRANTOR DOES SIMULTANEOUSLY WITH THIS CONVEYANCE, GRANT TO VAN E. HOLCOMBE AN EASEMENT APPURTENANT TO PARCEL 5; AND AN EASEMENT APPURTENANT TO MIKE ALLEN TO PARCEL 4, IDENTICAL TO THE EASEMENT RIGHTS RESERVED BY GRANTOR, AND BOTH INDIVIDUALS (AS GRANTEES OF SEPARATE DEEDS EXECUTED BY GRANTOR ON EVEN DATE HERewith) AGREE TO SUCH CONVEYANCE AND RESERVATION OF EASEMENT RIGHTS.**

Dated: 5/5/95

CANTERBURY DEVELOPMENT COMPANY

*Noted by Jms*

Mike Allen Construction Co., Inc.  
General Partner, By: Mike Allen,  
President

*Van E. Holcombe, Esq.*

The Rovam Company, Inc.  
General Partner, By: Van E. Holcombe  
President

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